

Basingstoke and Deane Authority Monitoring Report 2018/19

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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 2018 to 31 March 2019**. 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 third monitoring report to be published since the adoption of the Basingstoke and Deane Borough Local Plan 2011-2029 in May 2016.

The performance of seven neighbourhood plans adopted prior to 31 March 2018 are set out in short monitoring proformas which form an appendix to the main report. These neighbourhood plans have been monitored in conjunction with the relevant parish councils and the reports reflect an agreed position between BDBC and the parish councils. Other neighbourhood plans will be monitored once they have been part of the development plan for more than a year.

Progress with planning documents

Over the monitoring year, two neighbourhood plans were made (adopted) for the parishes of Kingsclere and Old Basing. 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.

A significant number of topic-specific Supplementary Planning Documents (SPDs) were adopted during the monitoring year, including those which related to Design and Sustainability; Housing; Parking; Landscape, Biodiversity and Trees; and Heritage. The Overton Conservation Area Appraisal and Management Plan was also adopted as an SPD, as was a site specific development brief SPD for the Upper Cufaude Farm Local Plan housing allocation. These SPDs have been developed to support and provide guidance to policies in the adopted Local Plan. The council also adopted a range of new strategies including a Transport Strategy for Basingstoke and an updated Green Infrastructure Strategy.

The S106 Planning Obligations SPD was adopted in June 2018, at the same time as the council's Community Infrastructure Levy (CIL) came into effect. The AMR and subsequent Infrastructure Funding Statements will report on monies collected and distributed through CIL and S106.

Duty to Cooperate

The council has continued to work and engage with other local planning authorities and prescribed bodies during the course of the monitoring year. This has included meetings with neighbouring authorities about cross-boundary strategic issues including housing, employment land, gypsy and traveller pitch provision, and liaison with relevant infrastructure providers.

Performance of Local Plan policies

The following table assesses the performance of the policies in the Basingstoke and Deane Local Plan 2011-2029. A RAG rating has been given, 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 2018/19 (at 1 April 2019) | Comparison with 2017/18 |
|--|--|--|---|
| Housing | | | |
| Number of homes built | 850 net new dwellings per annum. | The net number of new homes delivered in the monitoring period was 1,200 (1,217 gross). This continues the significant upward trend in housing delivery over recent years, with an increased proportion of completions on large greenfield sites including the Local Plan site allocations. The net number of new dwellings delivered in the monitoring year is 41% above the Local Plan target of 850. | Increased delivery - 828 new homes delivered in 2017/18. |
| Housing Land Supply | To maintain a five-year supply of housing on deliverable sites | The council is able to demonstrate a 4.25 years' supply of deliverable sites as of 1 April 2019. Therefore, ALP Policy SS4, which includes a requirement to review the Local Plan has been triggered. The council is currently updating its Local Plan. | Supply of deliverable sites has reduced (5.3 years in 2017/18). |
| % homes built on previously developed land | To make effective use of land by reusing land that has been previously developed | 24% of gross new homes were built on previously developed land. This figure reflects the increase in completions on greenfield housing allocations and a relative reduction in the number of units being delivered from office to residential conversions through permitted development. | 31% of homes built on previously developed land in 2017/18. |
| 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. 130 net dwellings were completed on small scale windfall sites when garden land is included (100 net dwellings when garden land is excluded) compared to the Local Plan target of 50 dwellings per annum. | Increased delivery - 63 dwellings delivered through small site windfall (including garden land) in 2017/18. |

| Policy Indicator | Target | Performance in 2018/19 (at 1 April 2019) | Comparison with 2017/18 |
|--|---|--|---|
| Regeneration | To deliver 200 net additional dwellings through regeneration up to 2029. | No units were completed in large regeneration schemes in 2018/19. However, the council continues to work with regeneration partners including Registered Providers (RPs) to identify regeneration opportunities, for example in Winklebury, where significant progress is being made. | No units were completed in 17/18. |
| Density of residential development | To make efficient use of land whilst responding to local context. | 44% (532 dwellings) were built at a density exceeding 30dph. The density of development responded to local context. | 43% (374 dwellings) were built at 30dph or higher in 2017/18. |
| New homes permitted in the countryside | To only allow development in the countryside in exceptional circumstances, as set out in Local Plan Policy SS6. | 136 gross dwellings were completed in the countryside. The majority of these dwellings were on small sites and received planning permission prior to the adoption of the new Local Plan. 178 net dwellings were consented in the countryside but these all either complied with Local Plan policy (such as rural exception sites) or were allowed under permitted development rights. Of the eight relevant appeals, only one was allowed, and this was a result of submitted local housing needs evidence which was reflected in relevant conditions. | 209 net new dwellings were consented in the countryside in 2017/18. |
| 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 | 10 homes were completed within the AWE off-site emergency planning area, all of which did not raise an objection from the Office of Nuclear Regulation (ONR). 26 gross (23 net) new homes were granted consent within the AWE off-site emergency planning area. 14 of these units were approved contrary to advice from ONR, where the council concluded that the | 10 net new homes were consented in the off-site emergency planning area in 2017/18. |

| Policy Indicator | Target | Performance in 2018/19 (at 1 April 2019) | Comparison with 2017/18 |
|--|--|--|--|
| | of the population in the event of an emergency. | benefits outweighed possible harm. This included a rural exception scheme for 12 units at Pamber Heath. The relevant applications were not called in to the Secretary of State. | |
| Housing mix | To provide new housing which incorporates a mix of tenure, size and type to meet the borough's needs and enable accommodation for all. | A mix of size and type of market dwellings were delivered. 61% of the market homes delivered had two or three bedrooms. 786 of the market units were houses (85%) and 118 were flats (15%). | 56% of market dwellings built in 2017/18 were two or three bedroom. |
| Affordable housing delivery | To deliver 300 (net) new affordable homes per annum | 414 net and gross affordable units were delivered during the monitoring year. This is more than the target of 300 completions per annum, and is a significant uplift on recent years, principally reflecting the increase in completions overall. | The number of affordable homes delivered increased (243 net and gross in 2017/18). |
| Affordable housing consents | To secure 40% affordable housing on relevant sites. | Consent was given for 146 new affordable housing units in the monitoring year. The council secured policy-compliant affordable housing (totalling 84 units) for all four qualifying schemes. In addition, five applications were consented which will provide 100% affordable housing schemes (62 units). | The number of affordable homes secured has decreased (398 in 2017/18). |
| 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 | No planning applications were approved with more than 200 dwellings that triggered a requirement to provide for this need. Two planning permissions were approved for new care facilities in Tadley and Hatch Warren which, when combined, will provide 190 bedrooms for specialist care and 40 retirement living apartments. | None secured. |

| Policy Indicator | Target | Performance in 2018/19 (at 1 April 2019) | Comparison with 2017/18 |
|---|---|--|--|
| | people and people with support needs. | | |
| Self-build and custom housebuilding | To grant sufficient development permissions to meet the demand for self-build and custom housebuilding in the borough. | <p>28 individuals joined Part 1 of the self-build register during base period 4 (31 October 2018 - 30 October 2019). The council will therefore need to grant development permission for 28 self-build or custom plots by 30 October 2022. There is now a total of 259 individuals on the council's register.</p> <p>Under the Right to Build, the council had a duty to grant permission to 121 self/custom build plots by 30 October 2019 (the number of individuals joining the Self-Build Register from October 2016-October 2017). The council granted suitable development permission for 122 plots, and therefore met its duty.</p> | 225 individuals were registered on the council's self-build register at 30 October 2018. |
| 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. | <p>No gypsy and traveller pitches were allowed during the monitoring period.</p> <p>The council is unable to demonstrate a five year supply of pitches.</p> | Four gypsy pitches were consented in 2018/19. |
| 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. | <p>Local communities in smaller settlements continue to make progress with meeting the housing delivery requirements, as set out in Local Plan Policy SS5.</p> <p>Of the two neighbourhood plans made over the monitoring year, the Kingsclere NP included site allocations to meet their SS5 housing requirement. The Old Basing and Lychpit NP did not allocate a site</p> | Eleven settlements had met the SS5 policy requirement by 1 April 2018. |

| Policy Indicator | Target | Performance in 2018/19 (at 1 April 2019) | Comparison with 2017/18 |
|---|---|---|--|
| | | <p>as their dwelling requirement had already been met through windfall development.</p> <p>Of the 18 settlements named in the policy, 13 had met their policy requirement by 31 March 2018.</p> | |
| 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. | Six qualifying large sites (483 homes) were assessed against the nationally recognised Building for Life criteria. Results showed a general improvement on previous years with 74% of assessed dwellings being on schemes rated 'good' or 'very good'. This included Razors Farm (Phase 1) which is the first scheme to achieve a 'very good' score in the Borough. | 0% of dwellings were on sites rated as good or very good (100% were rated as average). |
| 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. | Four 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 relevant gap. | Three planning applications approved were the strategic gap in 2017/18. |
| SSSIs and SINCS | To not permit development that would cause harm to SSSIs and SINCS in accordance with Local Plan Policy EM4. | <p>Five planning applications were granted on sites which included land within Sites of Importance for Nature Conservation (SINC). Conditions were included in each case to make the developments acceptable and in accordance with Local Plan policy.</p> <p>Four planning applications were approved where part of the site was within a Site of Special Scientific Interest. The developments were not located within the part of the site that was in the SSSI and the proposals were only minor in nature.</p> | No planning applications were approved within SSSIs or SINCS in 2018. |

| Policy Indicator | Target | Performance in 2018/19 (at 1 April 2019) | Comparison with 2017/18 |
|---|--|---|---|
| Habitat enhancements | To secure opportunities for biodiversity enhancement where possible | Habitat enhancements were secured by condition on eight planning applications to create or restore habitats and secure a net gain in biodiversity. | Habitat enhancement schemes were secured by condition on five planning consents in 2017/18. |
| 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 new dwellings were approved within 7km of the Thames Basin Heath SPA. Ten new dwellings were completed within 5-7km of the SPA during the monitoring year. However, these were all small schemes where no mitigation measures were considered necessary. | Twelve dwellings were approved within 5-7km of the SPA. However, they were not required to provide SPA mitigation due to the small scale nature of development. Six dwellings were completed within 7km of the SPA, due to the size of development they were required to provide mitigation. |
| Green Infrastructure | To protect and enhance the quality and extent of public open space. | Three planning applications were approved on land within the green infrastructure network. In each case the proposals were deemed acceptable as they were related to the principal use of the green space and resulted in enhanced sports facilities or enhanced infrastructure to support the sports facilities. | Four planning applications were approved on land within the green infrastructure network in 2017/18. |
| Water quality | To work in partnership to protect, manage and improve the water quality of the | The Environment Agency (EA) monitors water quality on a triennial basis. The EA undertook monitoring during the 18/19 monitoring year and an update is due to be published by the EA in early 2020. | The Environment Agency monitors water quality on |

| Policy Indicator | Target | Performance in 2018/19 (at 1 April 2019) | Comparison with 2017/18 |
|----------------------------------|--|--|---|
| | borough's water environment, particularly with regards to the requirements of the Water Framework Directive (WFD). | | a triennial basis. No data was received in 17/18. |
| Managing Flood Risk | Development within areas of flood risk from will only be permitted if it is demonstrated to be appropriate in that location. | Only two planning applications were granted permission contrary to advice from the Environment Agency. In both cases the LPA determined that the proposals would be 'flood safe' and would not increase the risk of flooding. | No planning applications were granted contrary to advice from the Environment Agency in 2018. |
| 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 2018. |
| 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 during the monitoring year. The council monitors air quality in the borough annually and published its Air Quality Annual Status Report in June 2018. | No new Air Quality Management Areas were declared in 17/18. |
| Historic Environment | To ensure development conserves or enhances the quality of the borough's heritage assets in a manner | The Overton Conservation Area Appraisal and Management Plan SPD was adopted during the monitoring year. | The Kingsclere Conservation Area Appraisal and |

| Policy Indicator | Target | Performance in 2018/19 (at 1 April 2019) | Comparison with 2017/18 |
|-----------------------------|---|--|--|
| | appropriate to their significance. | Work is underway on the Old Basing and Whitchurch Conservation Area Appraisals. | Management Plan SPD was adopted. |
| Economic Development | | | |
| Employment land | To secure sufficient employment land to meet the borough's need. | <p>17,808m² of gross employment floorspace was completed, including Scott House on Basing View (the Florence Building) and Logistics City on Houndmills. Taking into account other losses, the net change in employment floorspace was a gain of 2,361m².</p> <p>There is approximately 22ha of available employment land in the borough (within Strategic Employment Areas or with planning permission), which continues a steady decline in available employment space. 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>There was a net loss of approx. 41,672sqm in 2018.</p> <p>Approximately 28ha of floorspace was available in 2018.</p> |
| Job creation | The Local Plan will aim to support the creation of between 450-700 (net) jobs per annum. | The data indicates that there has been a marked rise in the number of people in employment over the last year. The rate of increase exceeded the Local Plan's job creation target. | Employment levels had remained relatively stable in previous years. |
| 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). | <p>Florence House was completed and let during the monitoring year, providing 6,700sqm of new office space.</p> <p>Two planning applications were approved for a new hotel and a further 11,000sqm of office floorspace.</p> | Construction of Florence House was underway. Planning applications had been submitted for a new hotel and further office floorspace. |

| Policy Indicator | Target | Performance in 2018/19 (at 1 April 2019) | Comparison with 2017/18 |
|-------------------------|---|--|--|
| | | A planning application was submitted for the refurbishment and renovation of Mountbatten House. | |
| Retail | To support the vitality and viability of centres. | <p>15,000sqm of new retail floorspace was completed at St Michael's Retail Park during the monitoring period.</p> <p>The Local Plan policy demonstrated flexibility to allow suitable non-retail uses in designated centres where it would not undermine vitality or viability.</p> <p>Outside designated centres, the largest application approved was for 5,300 sqm of new mezzanine floors at Brighton Hill Retail Park. The application satisfied the sequential and impact tests.</p> | <p>No new retail floorspace was completed in 2017/18.</p> <p>15,000sqm of out-of centre retail floorspace was permitted on the former Smith's Industries site (now known as St Michael's Retail Park).</p> |
| Rural Economy | Development proposals for economic uses in the countryside will be permitted where they accord with policy EP4. | 31 planning applications were granted that support economic development in the countryside, while a small number of applications were refused. Evidence suggests that Policy EP4 is providing a suitable framework for supporting suitable development in the countryside which contributes towards economic growth. | 22 planning applications were permitted in 2017/18. |
| 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 in 17/18. |

| Policy Indicator | Target | Performance in 2018/19 (at 1 April 2019) | Comparison with 2017/18 |
|--------------------------------|--|---|--|
| Infrastructure | | | |
| Facilities and services | To protect, provide and improve facilities and services where they are required. | <p>23 planning applications were granted that resulted in new or enhanced community facilities and local services.</p> <p>Four applications were approved for the loss of essential facilities or services. In each case, sufficient evidence was submitted to justify the loss against the criteria of Policy CN7.</p> | <p>Fifteen planning applications were granted for additional community facilities and services in 2018.</p> <p>No planning applications were approved for the loss of essential facilities and services in 2018.</p> |
| 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 2018 to 31 March 2019**.
- 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 and reports on the effectiveness of the policies in the Local Plan 2011-2029, which was adopted in May 2016. This includes how the borough council is meeting its housing requirement of 850 dwellings per annum.
- 1.5 The AMR also monitors the performance of made Neighbourhood Plans in the borough, adopted prior to 1 April 2018, and therefore which have been in force for more than a year. For the three neighbourhood plans made prior to 1 April 2017 (Oakley and Deane, Overton and Bramley), this is their second monitoring report. This is the first time that four of the neighbourhood plans have been monitored (St Mary Bourne, Sherfield on Loddon, Sherborne St John and Whitchurch). 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. It will also be used as evidence for the council's Local Plan Update.
- 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 175,700³.
- 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 2018, it was estimated that there were 74,757⁶ 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 2017 to 2018 lower quartile house price was above the South East figure (£235,000), whilst the median was below the South East figure (£317,000)⁷. The lower quartile house price to lower quartile earnings ratio was 10.56 in 2018. This means the house price cost more than ten times the earnings. The median house price to median

¹ ONS, population estimates – local authority based by five year age band 2018

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 2018, SAPF

⁷ ONS House Price Statistics for Small Areas, 2018

earnings ratio was 9.57⁸. These were the fifth and sixth lowest figures across Hampshire districts.

- 2.8 The median monthly private rental value for a two-bedroom property in the borough was £875, with a lower quartile of £825 and upper quartile of £925⁹. The median private rental value for a two bedroom property was the same as that for the South East overall (£875), whilst the lower quartile in Basingstoke and Deane was £55 a month more expensive than across the South East (£770 a month).

Education and Skills

- 2.9 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%).

Economy

- 2.10 86.2% of the borough's working age population (aged 16-64) is economically active. This remains consistently higher than the South East average (81.6%) and England average (78.9%)¹⁰.
- 2.11 Unemployment in the borough is low at around 2.5%. This is similar to the average rate for the South East (3.1%) and England (4.1%)¹¹.

Health

- 2.12 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%).

⁸ ONS Ratio of house price to residence-based earnings (lower quartile and median), 2018.

⁹ Valuation Office Agency Private Rental Market Statistics, 2019.

¹⁰ ONS, Annual Population Survey, July-2018 – June 2019. Economically active refers to people aged 16-64 who are either in employment or unemployed.

¹¹ ONS, Model based estimates of unemployment, July 2018 – June 2019.

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 (May 2019) and published timetables. |
| Relevant policies |
| n/a |
| Outcome and key findings as of April 1 2019 |
| <ul style="list-style-type: none"> • Following a review of the adopted Local Plan, the council has taken the decision to update its Local Plan. A new Local Development Scheme (LDS) was published in May 2019. It details the timetable for the Local Plan Update. • Two neighbourhood plans were made (adopted) during the monitoring year. • Two new neighbourhood plan areas were designated during the monitoring year. • The council adopted eight new supplementary planning documents, and a range of strategies including a Transport Strategy for Basingstoke. |

Local Plan

- 3.1 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.
- 3.2 National guidance promotes the concept of an on-going cycle of plan making and review. This is reinforced by the statutory requirement in paragraph 33 of the National Planning Policy Framework (NPPF) to review Plans every five years to assess if they need updating. Following a review of the adopted Local Plan and considering recent changes to national planning policy, including the introduction of a new standardised methodology for local housing need, and also local priorities and circumstances, the council has taken the decision to update the Local Plan 2011-2029.

Local Development Scheme (May 2019)

- 3.3 A Local Development Scheme (LDS) provides a project plan identifying which planning policy documents will be produced by a Local Planning Authority (LPA) and when. The council published its latest LDS outside of the monitoring year in May 2019¹². It identifies the proposed timetable for updating the adopted Local Plan.
- 3.4 Since the publication of the LDS timetable in May 2019, the council has made one revision. The council had originally planned to undertake an initial consultation on issues and option for the Plan prior to Christmas 2019. However, this consultation will now take place in Summer 2020 to enable initial evidence base work to be completed, and enable a more informed consultation. It also provides the opportunity to gain more certainty at a national level as changes made by central Government will have a

¹² <https://www.basingstoke.gov.uk/LDS>

significant bearing on the Plan, including setting out the level of housing the borough needs to provide. The revised timetable is provided below:

Table 3.1: Local Plan Update timeframe (Revised October 2019)

| Milestone | Explanation | Expected Date |
|--|---|-----------------------------|
| Potential issues and Options consultation | The Issues and Options consultation would represent the first public consultation stage in the update process. This would be a non-statutory stage of consultation. | Summer 2020 |
| Consultation on draft Plan (Regulation 18) | This statutory stage includes a six week consultation on the draft Plan, which will set out the council's preferred strategy for accommodating future growth. | Spring 2021 |
| Publication of Submission Draft Local Plan (Regulation 19) | This involves the publication of the Plan in a form which the council believes to be sound and which it intends to submit for examination. This stage includes a further six week consultation period. Comments must specifically relate to the legal compliance and soundness of the plan. | Spring 2022 |
| Submission (Regulation 22) | This is when the plan is submitted by the council to the Secretary of State. The evidence base and the representations made during the Submission Plan consultation are also provided to the Secretary of State. The Examination of the Local Plan starts at this point. | Summer 2022 |
| Examination and Main Modifications | This involves an independent Planning Inspector testing the plan for legal compliance and soundness. This process includes an examination in public when public hearings are held. | Autumn 2022- Spring 2023 |
| Adoption | The final stage in the process is the formal adoption of the Plan by the council. Once adopted it forms part of the development plan for the area and will guide future development. | Summer 2023 |

Neighbourhood development plans

- 3.5 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.
- 3.6 Prior to the monitoring year, seven neighbourhood plans had been made (adopted) across the borough in Oakley and Deane, Overton, Bramley, Sherfield on Loddon, Sherborne St John, Whitchurch and St Mary Bourne. These plans have been monitored in conjunction with the relevant Parish Councils, and the findings are set out in Appendix 6 of this report.
- 3.7 During the monitoring year, two further neighbourhood plans were 'made':

Table 3.3: Made Neighbourhood Development Plans within the monitoring period

| Neighbourhood Plan Area | Date of referendum | Date 'made' (adopted at Full Council) |
|-------------------------|--------------------|---------------------------------------|
| Old Basing and Lychpit | 7 June 2018 | 19 July 2018 |
| Kingsclere | 6 September 2018 | 18 October 2018 |

- 3.8 This takes the total number of made plans in the borough to nine at 1 April 2019. These plans are now being used alongside the Local Plan when determining development proposals in the relevant neighbourhood plan area.
- 3.9 As of 1 April 2019, seventeen neighbourhood areas had been designated in the borough, including the following new neighbourhood areas that were designated in the monitoring year:
- Cliddesden (5 June 2018)
 - Highclere (5 November 2018)
- 3.10 A map showing the progress of neighbourhood plans in different parts of the borough (as of 1 April 2019) is attached in **Appendix 1**.
- 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 (SPDs)

- 3.12 A full review of the borough's supplementary planning guidance was undertaken following the adoption of the Local Plan 2011-2029, 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 site-specific development briefs for the Local Plan site allocations at Manydown and East of Basingstoke and Redlands. To view all published SPDs and planning guidance please visit:
<https://www.basingstoke.gov.uk/supplementary-planning-documents>.
- 3.13 The council adopted eight new SPDs during the monitoring year. These are detailed in Table 3.4 and include a number of development management SPDs relating to Housing, Parking Standards, Landscape, Biodiversity and Trees, Heritage and Design and Sustainability. A site-specific development brief for the Local Plan site allocation at Upper Cufaude Farm (Policy SS3.8) was also adopted.
- 3.14 The council also adopted a Section 106 Planning Obligations and Community Infrastructure SPD following the implementation of CIL in June 2018. The Overton Conservation Area Appraisal and Management Plan SPD was adopted in January 2019, which provided an appraisal of the character and special architectural and historic interest of Overton Conservation Area.
- 3.15 Upon the adoption of a number of these SPDs, other existing guidance documents were superseded and withdrawn, these are listed in Appendix 2.

Table 3.4: Adopted SPDs 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 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 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 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 in July 2018. |
| Landscape, Biodiversity and Trees 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 in December 2018. |
| Overton Conservation Area Appraisal and Management Plan SPD | The Conservation Area appraisal identifies, describes and illustrates features and characteristics of the historic settlement which justify its designation as a conservation area and add guidance to policies in the Local Plan. | Consultation took place between August and October 2018 with adoption in January 2019. |
| Heritage SPD | Update and consolidation of current suite of historic environment related SPDs and guidance | Consultation took place between November 2018 – January 2019, with adoption in March 2019. |
| Upper Cufaude Farm Development Brief SPD | To set out development principles to guide development in relation to Local Plan site allocation SS3.8. | Consultation took place between November and December 2018. Adoption took place in March 2019. |

3.16 A number of other SPDs were being developed and subject to consultation during the monitoring year.

Table 3.5: Proposed SPDs with consultation during the monitoring period

| Name of document | Summary of content | Timeline |
|--|--|--|
| Basingstoke Golf Course Development Brief SPD | Will set out development principles in relation to Local Plan site allocation SS3.11. | Consultation took place between June – August 2019, with adoption in October 2019 (outside the monitoring period). |
| Whitchurch Conservation Area Appraisal and Management Plan SPD | Update the adopted Whitchurch Conservation Area Appraisal (2003) and provide guidance in relation to Local Plan Policy EM11. | Consultation took place in Summer 2019. Adoption expected in Winter 2019. |

Plan, strategies and policy documents

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

Table 3.6 Other planning policy documents

| Name of document | Summary of content | Timeline |
|--|---|--|
| Green Infrastructure Strategy 2018 | The Green Infrastructure (GI) Strategy sets out a framework for the management of our network of spaces and habitats, reflecting the priorities and objectives of the Council Plan and the borough's adopted Local Plan. | Draft document subject to consultation in February 2018. Adopted in November 2018. |
| Transport Strategy | The council in partnership with Hampshire County Council (HCC) has been prepared a Transport Strategy for Basingstoke. This focuses on ensuring access to the town in maintained and approved and highlights concerns that could worsen if improvements are not made. | Consultation undertaken November 2018 – January 2019. Adopted in July 2019. |
| Housing Delivery Test Action Plan | The council was required to publish an action plan detailing how it would address under delivery of housing targets in the borough as a result of the publication of the Housing Delivery Test (HDT) results by MHCLG in February 2019. | Published outside of the monitoring period in July 2019. |
| 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 2018. This will be reviewed annually with the next update in December 2019. |

Local Plan Update evidence

- 3.18 Following the council's decision to update the Local Plan in May 2019, the council has either started to progress or commissioned a number of evidence base studies including the following key documents:

Table 3.2: Key evidence base studies underway or commissioned as part of the Local Plan update

| Name of Study | Description of expected outcomes |
|--|--|
| Strategic Housing and Economic Land Availability Assessment (SHELAA) | To review the availability, suitability and achievability of land for housing and economic development. |
| Water Cycle Study (WCS) | To assess the capacity of the borough's water supply and wastewater treatment infrastructure to accommodate any future growth and consider the impact of growth on the borough's water environment. |
| Strategic Flood Risk Assessment (SFRA) | To identify flood risk across the borough from all sources, including flooding from rivers and surface water. |
| Retail and Main Town Centre Study | To consider the current vitality and viability of the borough's shopping centres and identify the need for future floorspace over the plan period. |
| Landscape Character Assessment and Landscape Capacity Study | To identify and describe the variation in character of the borough's landscape whilst the capacity study will consider the landscape capacity and sensitivity of sites to assess their relative suitability for accommodating future development |
| Settlement Study | To consider the needs and opportunities for growth in the borough's towns and villages (excluding Basingstoke Town) |

- 3.19 Future pieces of updated evidence will include a Strategic Housing Market Assessment (SHMA), Economic Needs Assessment (ENA), Transport Assessment, and Gypsy and Traveller Needs Assessment.
- 3.20 The council will publish these evidence base documents on its website when they are finalised. The council is also producing a newsletter to keep residents, businesses and other interested parties up to date on progress and outline how they can get involved at key stages of the process. It is possible to register for updates and/or view existing newsletters on the council's website at: <https://www.basingstoke.gov.uk/lpu-newsletters>.

Article 4 Direction

- 3.21 During the monitoring year, in September 2018, the council made a non-immediate Article 4 Direction to remove permitted development rights for the change of use from commercial to residential uses at three of the Borough's Strategic Employment Areas, namely Basing View, land at Chineham Business Park and Hampshire International Business Park. Consultation was undertaken between September – November 2018, and the direction was confirmed in March 2019.
- 3.22 The (non-immediate) Article 4 direction came into force outside of the monitoring year on 1st October 2019. For more information on the Article 4 Direction, visit <https://www.basingstoke.gov.uk/A4D2018>

Community Infrastructure Levy (CIL)

3.23 The council's Community Infrastructure Levy (CIL) came into effect during the monitoring year on 25 June 2018. The CIL charging rates from the Charging Schedule are shown in Table 3.7. Further information about CIL is available on the council's website¹³.

Table 3.7: CIL charging rates

| Location / type of residential development | Charge Rate (£ per m ²) |
|---|-------------------------------------|
| Zone 1 – Hounsome Fields (Policy SS3.12) & 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 ¹⁴ | £0 |
| All other forms of development (residential and non- residential) ¹⁵ | £0 |

3.24 CIL income will be used to help provide strategic infrastructure to support development, rather than to make an individual planning application acceptable in planning terms (which is the purpose of planning obligations as secured under section 106 Agreements).

3.25 The CIL regulations provide for a proportion of the raised CIL funds to be passed to the relevant parish or town council to form a neighbourhood fund to be spent on local priorities. Within the Basingstoke non-parished areas, the proportion of raised CIL funds will be used alongside the Local Infrastructure Fund for projects in the town. The borough council then retains the remaining proportion to provide strategic infrastructure to benefit wider areas of the borough.

3.26 The neighbourhood fund equates to 15% of the received CIL funds up to an annual cap, equivalent to £100 per council tax dwelling in the parish. For those parishes covered by a Neighbourhood Plan, an increased proportion of 25% of the raised CIL funds applies without any annual cap, thereby enabling the neighbourhood fund to potentially grow more rapidly. The relevant proportion of raised CIL funds will typically be passed to the corresponding parish or town council every six months.

¹³ via www.basingstoke.gov.uk/CIL

¹⁴ This rate applies where 100% of the dwellings on site are flats. This excludes flats which are part of the housing mix on a larger development site.

¹⁵ This includes commercial and agricultural development as well as other forms of residential development not referred to elsewhere in the above Schedule, but excludes residential extensions and detached outbuildings within residential curtilages over 100 square metres or more gross internal area which are chargeable unless any exemption is given.

- 3.27 CIL collecting authorities (such as BDBC) are required to publish an annual report (by 31 December each year), detailing any CIL funds received, distributed and spent during the previous financial year. This report covers the previous financial year up to 31 March 2019, albeit that CIL only came into effect on 25 June 2018.
- 3.28 CIL is payable within 60 days of the ‘commencement’ of the development. With planning permissions being valid for three years and with some CIL payments being paid in instalments, the scale of the CIL funds raised through the initial years of operation is likely to be modest, albeit that these funds have the potential to accumulate over time.
- 3.29 Subsequent to the current monitoring year (up to 31 March 2019), various CIL liable developments have gained planning permission. It is anticipated that CIL receipts will be received during the 2019/20 financial year which will be reported in the next AMR.
- 3.30 Section 4 of Regulation 62 of the CIL Regulations 2010 (as amended) outlines the information to be included in the annual report. Table 3.8 below provides this information for the 2018/19 financial year, including the CIL Regulations 62 references.

Table 3.8: CIL monitoring for the financial year 2018/19

| Reg. 62 Ref. | Description | Amount Collected/ Project Title |
|---------------------|--|--|
| 4 a) | Total CIL receipts for the reported year | £0 |
| 4 b) | Total CIL expenditure for the reported year | £0 |
| 4 c) i) | The items of infrastructure to which CIL (including land payments) has been applied | £0 |
| 4 c) ii) | Amount of CIL expenditure on each item | £0 |
| 4 c) iii) | Amount of CIL applied to repay money borrowed, including any interest, with details of the infrastructure items which that money was used to provide (wholly or in part) | Not applicable |
| 4 c) iv) | Amount of CIL applied to administrative expenses pursuant to regulation 61, and that amount expressed as a percentage | £0 (0%) |
| 4 ca) i) | The amount of CIL passed to any local council under regulation 59A and 59B | £0 |
| 4 ca) ii) | The amount of CIL passed to any person under regulation 59(4) | £0 |
| 4 d) | Total amount of CIL receipts retained at the end of the reported year | £0 |

- 3.31 A number of amendments were made to the CIL legislation by Government outside of the monitoring period in September 2019¹⁶. This includes the introduction of Infrastructure Funding Statements (IFS) which will provide further information on the operation of CIL, planning obligations secured via section 106 Agreements, etc.
- 3.32 The first Infrastructure Funding Statement will cover the period 1 April 2019 to 31 March 2020 and will be published on the council’s website by 31 December 2020.

¹⁶ Through the Community Infrastructure Levy (Amendment) (England) (No 2) Regulations 2019 which came into force on 1 September 2019.

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. This is also a requirement of national policy and within the NPPF¹⁷. 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

- Meetings with neighbouring authorities regarding cross boundary strategic issues including housing and employment land, gypsy and traveller pitch provision, and transport and infrastructure issues.
- 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, gypsy and traveller pitch provision and employment land);
- Engagement with Hampshire County Council (HCC) regarding strategic infrastructure provision in the borough, most notably relating to the highway network and sustainable transport and also education. This included the development of a Transport Strategy, which also required engagement with Highways England.
- Discussions with neighbouring authorities including Reading, Wokingham and West Berkshire (with Hampshire County Council as the Local Highway Authority) in relation to studies on the A33 corridor and the A339;
- Engagement with Enterprise M3 Local Economic Partnership and neighbouring local authorities in relation to developing Local Industrial Strategy.
- Engagement with the development industry over local deliverability issues including holding a Developers' Forum in September 2018 with attendees from the development industry including housing developers, planning agents, registered providers, infrastructure providers, architects and local councillors.
- Engagement with stakeholders over draft Supplementary Planning Documents;
- Ongoing discussions with Network Rail to provide updates on local projects and to discuss strategic issues.

¹⁷ Specifically in paragraphs 24- 27 of the NPPF.

- 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 work with the Environment Agency and the water companies about the quality of the borough's water environment.
- Engagement with the Health and Safety Executive and the Off-Site Emergency Planning Group in relation to the implications of the Atomic Weapons Establishment (AWE) at Aldermaston and Burghfield;

Section 5: Housing policies

5.1 Housing delivery

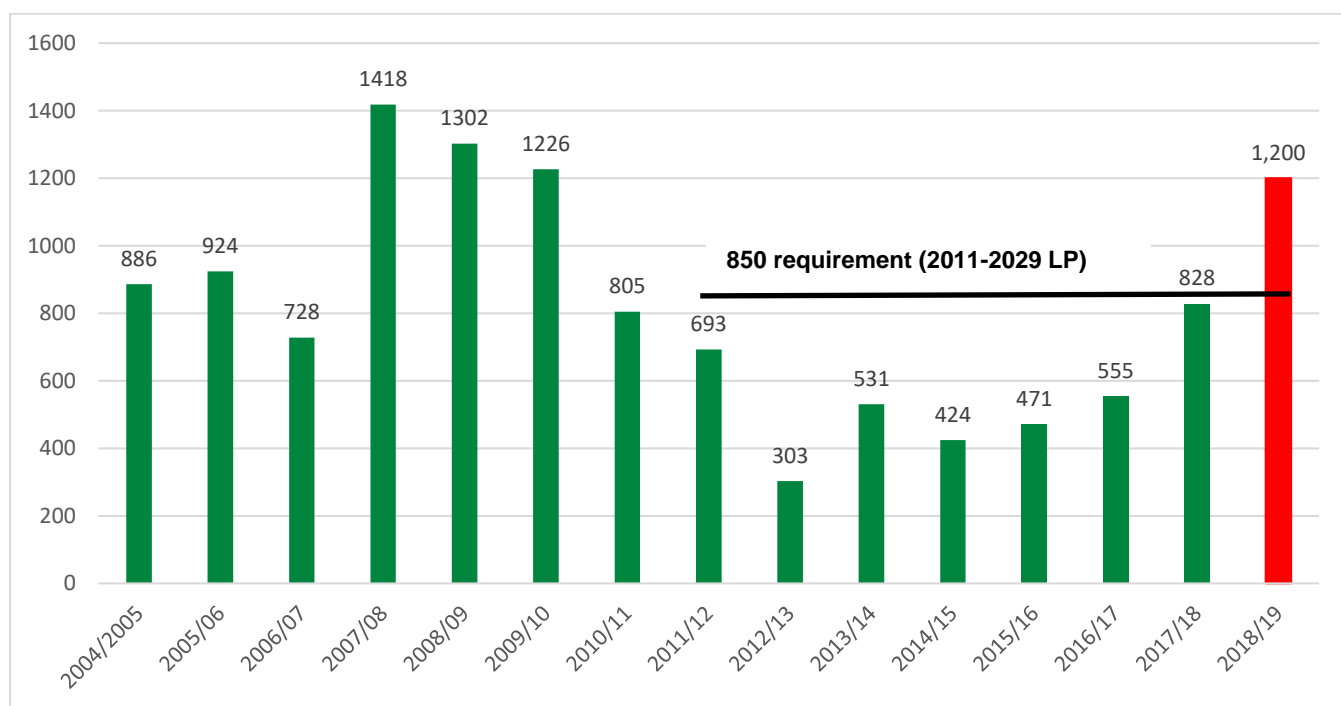
5.1 In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, councils are required to report on the housing delivery that has taken place during the past monitoring year. The monitoring of housing delivery in the borough is undertaken in partnership with Hampshire 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"> 1,200 net additional dwellings (1,217 gross) were completed during the monitoring year. This was 41% more dwellings than the Local Plan target of 850 dpa. |

5.2 A total of 1,200 net homes were delivered in the borough during the monitoring year (1,217 gross). This figure represents the highest level of completions over the last nine years and is 41% more than the Local Plan target (850 dpa). This is the first time since the adoption of the 2011-2029 Local Plan in 2016 that the target has been met.

Figure 5.1: Net additional new dwellings between 2004/05 and 2018/19



5.3 The increase in delivery is largely due to progress being made on a number of greenfield site allocations in the Local Plan, including on sites around Basingstoke at North of Popley Fields, Kennel Farm and Razors Farm. Homes are also being delivered around the Borough's smaller towns and villages with 56 homes recorded on the Whitchurch Neighbourhood Plan allocation of Winchester Road, and 56 homes at Minchens Lane in Bramley.

5.4 Of the new homes completed, 89% (1,070 net and gross) of dwellings were delivered on large sites (of 10 dwellings or more). The greatest number of completions was on the brownfield site at Chapel Hill (132 dwellings).

Table 5.1: The most significant sites for housing delivery in 2018/19 monitoring year

| Housing Site | Planning Reference | Site type | Completions |
|---|---|---------------------------|-------------|
| Land at Chapel Hill | 14/00865/OUT, 15/03667/RES | Previously Developed Land | 132 |
| Land North of Popley Fields (Local Plan Policy SS3.4) | BDB/75762, 16/01794/RES | Greenfield Site | 118 |
| Razors Farm (Local Plan Policy SS3.3) | BDB/77341, 15/02513/RES, 16/03842/RES, 17/02302/RES | Greenfield Site | 116 |
| Merton Rise | BDB/73174 14/01913/RES, 15/02040/RES, 16/00822/RES | Greenfield Site | 97 |
| Land North of Park Prewett | 13/00579/OUT, 15/00537/RES, 17/03356/RES | Greenfield site | 74 |
| Land at Priestley Road and Aldermaston Road | 16/00614/FUL | Greenfield Site | 63 |
| Kennel Farm (Local Plan Policy SS3.2) | 15/00905/RES | Greenfield site | 56 |
| Minchens Lane, Bramley | 14/01705/OUT, 16/03524/RES, 17/02482/RES | Greenfield site | 56 |
| Land by Winchester Road, Whitchurch | 15/03693/OUT, 16/02508/RES | Greenfield site | 56 |

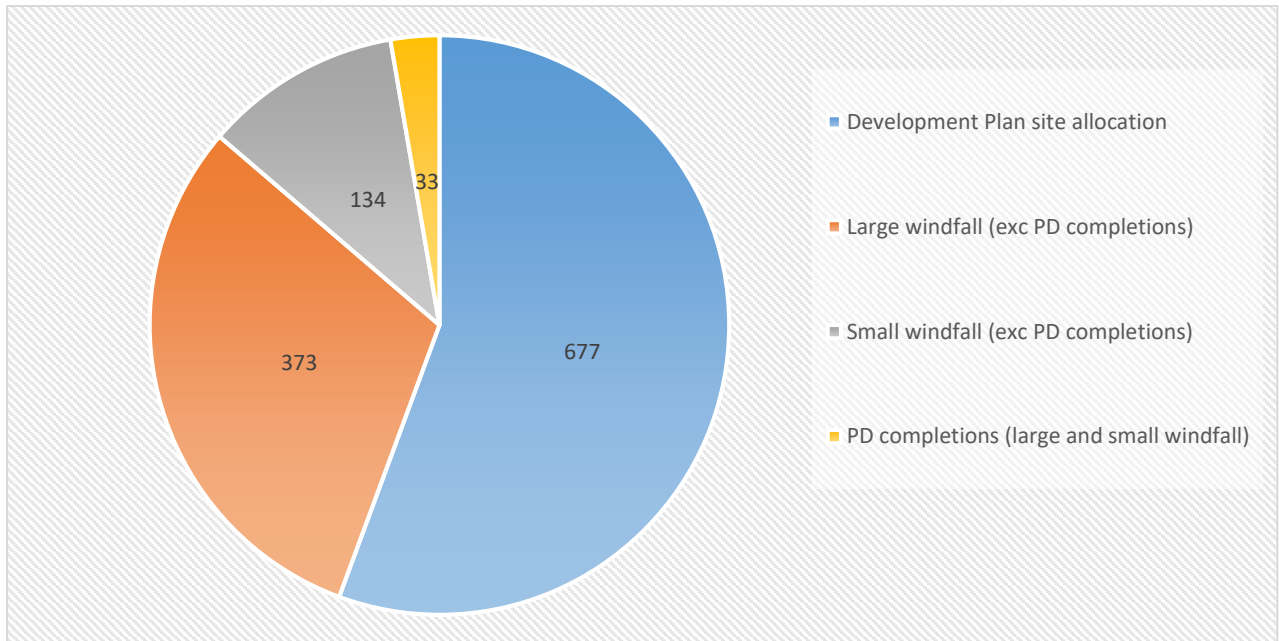
5.5 Of the 1,217 gross completions:

- 56% of dwellings (**677 dwellings**) were on site allocations identified in the development plan (Local Plan and made Neighbourhood Plans).
- 31% of dwellings (**373 dwellings**) were on large windfall sites (of 10 or more dwellings)
- 11% of dwellings (**134 dwellings**) were on small windfall sites (of less than 10 dwellings) including garden land; and

- 3% of dwellings (**33 dwellings**) were from office to residential permitted development schemes¹⁸.

5.6 This is illustrated in Figure 5.2.

Figure 5.2: Breakdown of gross dwellings delivered in the 18/19 monitoring year.



5.7 As set out above, office to residential conversions under permitted development rights contributed 33 new homes (3% of net completions) over the monitoring year, including 20 units at St Pancras House (17/02486/GPDOFF). As shown in Table 5.2, these have made less of a contribution to the borough’s housing supply than in previous monitoring years.

5.8 Despite the downward trend over the last four years, it is expected that the number of completions from PD schemes will rise in the next monitoring year as 353 permitted development conversions were recorded as underway at 31 March 2019, including 283 dwellings at Churchill Plaza (17/00416/GPDOFF). 278 units were granted consent for office to residential schemes during the monitoring year. As explained in Section 3, during the monitoring year, the council made a non-immediate Article 4 Direction to remove permitted development rights in three of the Boroughs Strategic Employment areas. This came into force on 1 October 2019 and will give the LPA greater control over such conversions in these areas.

¹⁸ PD conversions would also fall within the classification of windfall development, however have been separated for clarity.

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% |
| 2016/17 | 9 | 84 | 15% |
| 2017/18 | 2 | 45 | 5% |
| 2018/2019 | 4 | 33 | 3% |
| Total | 23 | 365 | - |

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 4.25 years can be demonstrated at 1 April 2019, applying a 20% buffer. This would increase to 4.86 if a 5% buffer was applied. In both cases, the council is unable to demonstrate 5 years of deliverable sites. |

- 5.9 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. An appropriate buffer must also be added, depending on relevant circumstances.
- 5.10 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.
- 5.11 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 5,005 homes have been completed, including 1,200 in 2018/19 (see Figure 5.1). Over the plan period this amounts to a shortfall of 1,795 units. The council applies the Liverpool method to its land supply calculations, as agreed by the Inspector at the Local Plan examination, which reflected the nature of the Plan's spatial strategy. This effectively means that the shortfall is spread over the remainder of the plan period. The basic requirement for another 4,250 dwellings over the five year period (850x5) plus the proportionate amount of the shortfall of 898 dwellings (1,795/10x5) leads to a five year housing requirement of 5,148 dwellings.

5.12 National planning policy 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 relevant buffer to be added is determined by the Housing Delivery Test (HDT). The outcome of the first HDT was published by MHCLG in February 2019, during the monitoring year. Rather than considering future development rates, the test assesses the number of homes actually built in local authority areas over the previous three years and compares these against local housing requirements. The borough scored 76%, with an under-delivery of approximately 600 dwellings over the previous three years (2015/16 to 2017/18). As a consequence, there is a requirement for the LPA to add a 20% buffer to the five year housing land supply calculation. The HDT also placed a requirement on the council to prepare a housing action plan detailing how it would overcome the shortfall by August 2019. This was published by the council in July 2019, outside the monitoring year, and this is discussed further below. Adding a 20% buffer to the supply position increases the requirement to 6,178.

5.13 **Appendix 4** identifies that, as of the base date of 1 April 2019, the council can identify a supply of sites which can be developed within the next 5 years to deliver 5,251 dwellings. The largest part of the supply (88% or 4,609 dwellings) comprises sites with planning permission, with the next largest part (10% or 542 dwellings) comprising of Local Plan and 'made' Neighbourhood Plan allocations. The remaining 100 units are due to come forward on small windfall sites. Using a 20% buffer, the 5 year HLS is 4.25 years. The table below shows the relevant calculations, including the impact of applying the 20% buffer to the borough's land supply position. The council can therefore no longer demonstrate a five year supply of deliverable sites and the presumption in favour of sustainable development applies. The only exception to this is Kingsclere Parish as outlined in the Neighbourhood Plans section.

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

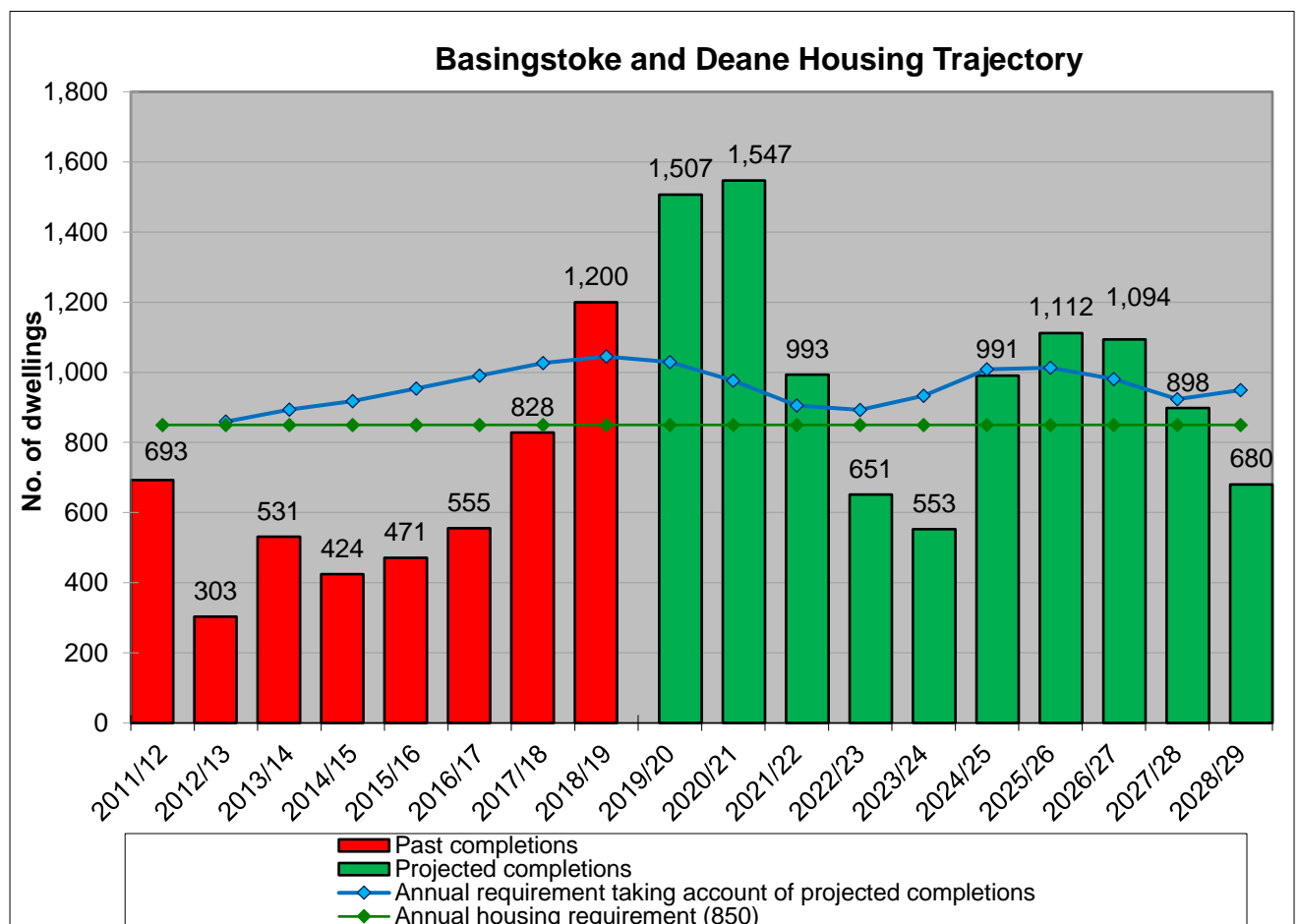
| | |
|--|-----------------------------------|
| Total Requirement (2011 to 2029) – (850 dpa x18 years) | 15,300 |
| Completions (2011/12 – 2018/19) | 5,005 |
| Shortfall (2011/12-2018/19) | 1,795 [6800 (850x8) – 5,005] |
| Requirement (2019/20 – 2023/24) | 4,250 [850x5] |
| Requirement plus proportionate amount of shortfall (1,795/10x5) – Liverpool method | 5,148 [4,250+898] |
| Requirement Plus 20% | 6,178 [5,148 + 1,030] |
| Revised Annual Requirement (2019/20 – 2023/24) | 1,236 [6,178 ÷ 5] |
| 5 year Supply | 5,251 |
| Years Supply | 4.25 Years [5,251 ÷ 1,236] |

5.14 Local Plan Policy SS3:Ensuring a supply of deliverable sites, states that a review of the Local Plan will be triggered if a future five year supply of housing cannot be demonstrated. The council committed to updating the adopted Local Plan in May 2019.

Trajectory

5.15 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 2019, and shows how the level of delivery affects the borough’s housing target year on year. The trajectory shows a continuation of high completion rates over the next three years followed by a significant drop in years 2022/23 and 2023/24. The council will need to continue to work proactively with partners to ensure the delivery of required sites to meet housing needs in the borough.

Figure 5.3: Housing Trajectory



Housing Delivery Test and Action Plan

- 5.15 As outlined above, the HDT was introduced through the NPPF in July 2018. The NPPF states that Government will publish the results for each LPA in England in November each year. The 2018 results were delayed and published on 19 February 2019. In November 2019, MHCLG confirmed that the publication of the 2019 results had been delayed until after the General Election on 12 December 2019.
- 5.16 As a consequence of the HDT result, the council was required to prepare a Housing Delivery Test Action Plan (HDTAP) in addition to adding a 20% buffer to the five year housing land supply calculation. The council published a HDTAP in July 2019¹⁹. The development of the action plan involved the consideration of reasons for the under delivery of new housing in the borough and aimed to put in place suitable actions to speed up future delivery and ensure that this is maintained. The process of developing the Action Plan involved ongoing dialogue with stakeholders in the development industry and included a Developer's Forum in September 2018 which brought together over 60 stakeholders to discuss issues around speeding up housing delivery and improving quality.
- 5.17 Key actions of the HDTAP include working proactively with partners to ensure the delivery of key strategic sites in line with predictions; facilitating the delivery of a variety of suitable development sites including land within public ownership and taking a proactive and focused approach in the development management process, building on current successes. As set out in document itself, the 2019/20 HDTAP will be monitored annually. Given its adoption in July 2019, outside the monitoring year, progress will be reported in the 2020 AMR. However, in order to ensure that actions are considered in a timely manner, the Action Plan will be monitored more regularly through the council's internal Housing Delivery Board and information will be published as suitable.
- 5.18 It is expected that the council will pass the 2019 HDT, with three year completion levels amounting to 2,583 new homes. This will mean that a 5% buffer should be added to land supply calculations. The implications of a reduced buffer on the land supply position is outlined in Table 5.4 below. This shows that despite an improved position, a five year supply of deliverable sites is still unable to be demonstrated and the presumption in favour of sustainable development will remain.
- 5.19 A further outcome of passing the HDT is that a HDTAP would not formally be required. However, given the current land supply position, it is considered suitable for the council to monitor and update the HDTAP to ensure that the position improves in a timely manner.

Table 5.4 Housing land supply calculation, when applying a 5% buffer.

| | |
|--|--------|
| Total Requirement (2011 to 2029) – (850 dpa x18 years) | 15,300 |
| Completions (2011/12 – 2018/19) | 5,005 |

¹⁹ <https://www.basingstoke.gov.uk/HDTAP>

| | |
|--|-----------------------------------|
| Shortfall (2011/12-2018/19) | 1,795 [6800 (850x8) – 5,005] |
| Requirement (2019/20 – 2023/24) | 4,250 [850x5] |
| Requirement plus proportionate amount of shortfall (1,795/10x5) – Liverpool method | 5,148 [4,250+898] |
| Requirement Plus 5% | 5,405 [5,148 + 257] |
| Revised Annual Requirement (2019/20 – 2023/24) | 1,081 [5,405 ÷ 5] |
| 5 year Supply | 5,251 |
| Years Supply | 4.86 Years [5,251 ÷ 1,081] |

Planning consents

5.20 Within the monitoring year, planning permission was granted for 930 net new dwellings (965 gross). This includes full and outline planning consents, but does not include reserved matters to avoid double counting. The most notable consents are listed in the table below.

Table 5.5: Largest residential planning applications granted in 2018/19

| Housing Site | Planning application ref | Site type | Gross dwellings |
|--|--------------------------|-----------------|-----------------|
| Normandy House | 18/00866/GPDOFF | Prior approval | 150 |
| Land at Swing Swang Lane (LP site allocation SS3.1) | 17/02846/OUT | Greenfield Site | 100 |
| Land South of Manor Farm, Bloswood Lane (LP site allocation SS3.6) | 17/00148/OUT | Greenfield Site | 90 |
| Land off Evingar Road | 16/03220/OUT | Greenfield Site | 60 |
| Park Farm, Oakley | 17/02874/OUT | Greenfield Site | 48 |
| The Island Site, Beggarwood Lane | 17/01722/FUL | Greenfield Site | 40 |
| Innovation Court | 18/01504/GPDOFF | Prior approval | 46 |

5.21 As shown in table 5.5, the number of units with a current planning permission remains high at nearly 5,500 units. This reflects the drop in permissions granted in 2018/19 compared to last year. The continuing high level of permissions generally however reflects the positive and proactive approach being taken by the council to housing delivery and the progress that developers have continued to make in taking forward key sites..

Table 5.6: 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 |
| 2019 | 5,476 |

Delivery of Local Plan allocations

5.22 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 2019, with a brief overview of the status on 1 September 2019. More detailed information about the progress of sites at 1 September 2019 is provided in the Land Supply Schedule (Appendix 4).

Table 5.7: Summary of progress with sites allocated in Local Plan

| Policy | Site Name (and size of allocation) | Planning application reference | Units delivered in 2018/19 | Total units delivered by 31/3/19 | Comment on progress at 31/3/19 | Comment on progress at 1/9/19 |
|--------|--|--|----------------------------|----------------------------------|---|---|
| SS3.1 | Swing Swang Lane (Approx 100 homes) | 17/02846/OUT | 0 | 0 | Outline planning application granted for up to 100 dwellings in March 2019. | The site is being marketed for sale to a house builder. |
| SS3.2 | Kennel Farm (Approx 310 homes) | BDB/77382 Reserved matters: 15/00905/RES (310 dwellings) | 56 | 203 | 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) | 116 | 199 | 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) | 118 | 211 | The site was under construction and delivering new homes. | Under construction |

| Policy | Site Name (and size of allocation) | Planning application reference | Units delivered in 2018/19 | Total units delivered by 31/3/19 | Comment on progress at 31/3/19 | Comment on progress at 1/9/19 |
|--------|---|---|----------------------------|----------------------------------|--|--|
| SS3.5 | Overton Hill (Approx 120 homes) | 13/00197/OUT Reserved matters: 16/00626/RES (120 dwellings) | 52 | 70 | 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) Reserved matters: 18/03728/RES (90 dwellings) | 54 | 82 | First phase (83 dwellings, BDB/77828, approved in 2014) under construction. An outline planning application for the second part of the allocation (90 dwellings) of the allocation (17/00148/OUT) was approved in June 2018. | Reserved matters (18/03728/RES) pursuant to 17/00148/OUT approved in July 2019 for 90 dwellings. |
| SS3.7 | Redlands (Approx 165 homes) | 16/02457/OUT 18/00606/OUT Reserved matters: 19/02773/RES | 0 | 0 | Outline planning application for up to 150 dwellings (Ref: 16/02457/OUT) approved in September 2017. Two planning applications for 16/17 dwellings on Land North of Redlands submitted and withdrawn (16/04727/FUL and 18/00606/OUT). | Reserved matters application submitted for 150 dwellings on principal site in October 2019 (19/02773/RES). |
| SS3.8 | Upper Cufaude Farm (Approx 390 homes) | 19/00018/OUT | 0 | 0 | Outline planning application submitted for up to 350 dwellings (19/00018/OUT). Site specific SPD adopted in March 2019. | Outline planning application awaiting determination. |

| Policy | Site Name (and size of allocation) | Planning application reference | Units delivered in 2018/19 | Total units delivered by 31/3/19 | Comment on progress at 31/3/19 | Comment on progress at 1/9/19 |
|--------|--|---|----------------------------|----------------------------------|---|---|
| SS3.9 | East of Basingstoke (Approx 450 homes) | n/a | 0 | 0 | An EIA scoping request for 450 dwellings was submitted (Ref: 17/01711/ENS) | Technical studies being progressed to inform a planning application. |
| SS3.10 | Manydown, Basingstoke (Approx 3,400 homes) | 17/00818/OUT | 0 | 0 | Planning application for a residential-led development with up to 3,520 homes submitted on the principal site (17/00818/OUT) and awaiting determination. | Planning application awaiting determination. |
| SS3.11 | Basingstoke Golf Course (Approx 1,000 homes) | 19/00971/OUT | 0 | 0 | Council continued to work with the club and its representatives in terms of future progress on the site. Progress began on a site specific development brief SPD for the Basingstoke Golf Course site. | Outline planning application for a residential-led development of up to 1,100 homes submitted (19/00971/OUT) and awaiting determination. Basingstoke Golf Course SPD out for consultation between June – August 2019 and scheduled for adoption in October 2019. |
| 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). | Reserved matters for Phase 1 infrastructure including primary roads and drainage submitted and awaiting |

| Policy | Site Name (and size of allocation) | Planning application reference | Units delivered in 2018/19 | Total units delivered by 31/3/19 | Comment on progress at 31/3/19 | Comment on progress at 1/9/19 |
|--------|--|-----------------------------------|----------------------------------|--|--|--|
| | | | | | <p>Three 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> <p>Reserved matters application for Phase A1 for 94 dwellings awaiting determination (18/02513/RES, submitted in August 2018)</p> | <p>determination (19/00950/RES, submitted in April 2019).</p> <p>Reserved matters for the construction access granted in May 2019 (18/02443/FUL)</p> <p>Reserved matters application for gypsy and traveller pitches (18/00873/FUL, withdrawn in October 2019)</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"> • 24% of gross new homes were built on previously developed land. |

5.23 The NPPF glossary 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’. Recent case law has influenced how the council has interpreted whether sites in the countryside are previously developed land, and this is explained in a [guidance note](#)²⁰ that the council published in January 2019.

5.24 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 prioritises development on appropriate brownfield sites. The council have identified a number of potential brownfield development sites through its [Brownfield Land Register](#)²¹, which is updated regularly.

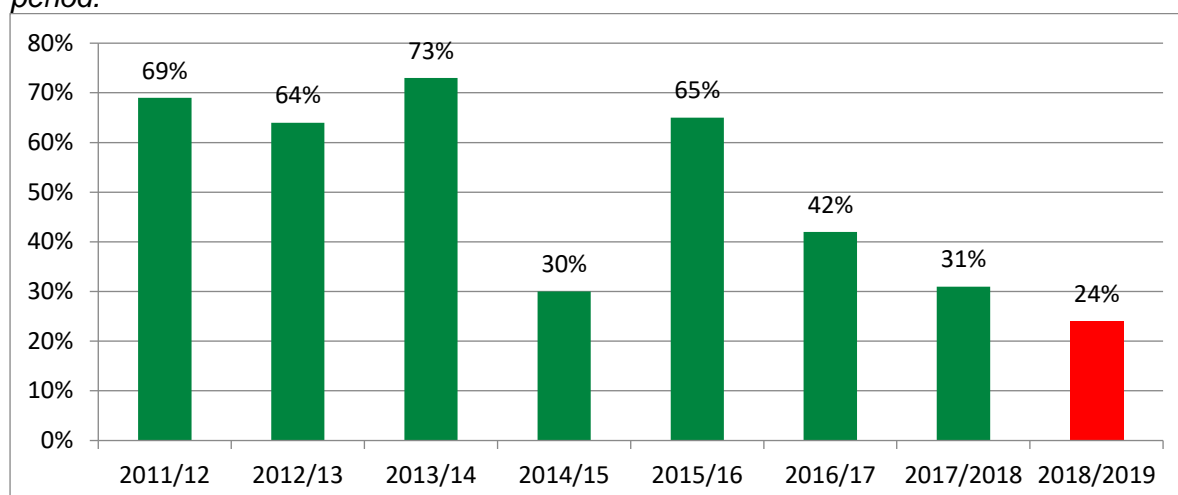
5.25 Of the 1217 (gross) new homes delivered in 2018/19, 296 (gross) new dwellings (24%) were built on previously developed land. As a percentage this is lower than recent monitoring years and reflects the increased proportion of new homes delivered on greenfield sites including a number of Local Plan allocations at Kennel Farm, Blosswood Lane, Overton Hill and Razors Farm. A number of large greenfield sites which received planning consent prior to the adoption of the Local Plan are also being built out, including the site at Priestley Road and Aldermaston Road. The low number of dwellings completed as a result of permitted development schemes (3% of all homes) is also a reason for the lower percentage of homes delivered on PDL.

5.26 The largest PDL developments in 2018/19 were the redevelopment of the Eli Lilly site at Chapel Hill (123 units), and a number of smaller sites including the office to residential conversion at St Pancreas House (delivering 20 units) and May Street (12 units).

²⁰ <https://www.basingstoke.gov.uk/planningpolicyguidance>

²¹ <https://www.basingstoke.gov.uk/brownfield-register>

Figure 5.4: Percentage of new dwellings (gross) on previously developed land over the plan period.



5.27 The Housing and Planning Act 2016 introduced a requirement for LPAs to compile and maintain a register of brownfield land suitable for housing, and a legal duty was placed on LPAs to have a Brownfield Land Register (BLR) in place by 31 December 2017 and to update it at least annually.

5.28 The council published its second Brownfield Land Register in December 2018 which identified 50 sites covering an area of 57.26 hectares and the potential to deliver 2,042 net dwellings. A number of the sites included already had planning permission, with the sites including a mixture of those in the ownership of the council and others in private ownership. Further 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. • 100 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 55 dwellings per annum have been delivered on such sites, which is above the Local Plan's allowance of 50 dwellings per annum. • When dwellings on garden land are included, 130 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 71 dwellings per annum. |

- 5.29 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).
- 5.30 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.
- 5.31 The Planning Practice Guidance (PPG) also includes 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

- 5.32 A number of large windfall sites (10 or more dwellings) have been granted planning permission and developed in the borough in recent years. Permitted development rights allowing office buildings to be converted to residential have also enabled a significant number of new dwellings to come forward on sites previously in employment use.

Large site windfall completions

- 5.33 During the monitoring year, 393 net new dwellings (33% of all net new dwellings) were completed on large windfall sites in the borough, leading to a total of 1,581 homes over the plan period to date. Although this represents the highest number of windfall completions for a number of years in the borough, this is a lower proportion than in recent years due to the increase in delivery from site allocations in the Local Plan and Neighbourhood Plans. The majority of windfall completions in the monitoring year were at the redevelopment of the Eli Lilly site at Chapel Hill (132 dwellings), Minchens Lane (56 units) and the Aurum Site (31 dwellings). All were approved before the adoption of the council's Local Plan when the council was unable to demonstrate a five year housing land supply position.
- 5.34 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 and Neighbourhood Plans. Windfall consents continue to be granted, indicating that such sites will continue to make a contribution to housing delivery in the future. However, no specific allowance is made in the Local Plan for large sites.

Table 5.8: Housing delivery from large windfall sites (sites of 10 or more units)²²

| Year | 2011 -12 | 2012 -13 | 2013 -14 | 2014 -15 | 2015 -16 | 2016-17 | 2017-18 | 2018-19 | Annual average (Plan Period) |
|---|----------|----------|----------|----------|----------|---------|---------|---------|------------------------------|
| Net completions from large windfall sites | 78 | 14 | 174 | 84 | 260 | 267 | 311 | 393 | 198 |
| Total net completions | 693 | 303 | 531 | 424 | 471 | 555 | 828 | 1200 | 626 |
| Large site windfall as % of total completions | 11% | 5% | 33% | 20% | 55% | 48% | 38% | 33% | 30% |

Large site windfall consents

5.35 In 2018/19, 396 dwellings were granted planning permission on large windfall sites, this includes the prior approval permission at Normandy House for 150 dwellings (18/00866/GPDOFF), and The Island Site, Beggarwood Lane (17/01722/FUL) for 40 retirement apartments (Use Class C3) and 1 care worker dwelling.

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

| Year | 2011 -12 | 2012 -13 | 2013 -14 | 2014 -15 | 2015 -16 | 2016-17 | 2017-18 | 2018-19 | Annual average (Plan Period) |
|---|----------|----------|----------|----------|----------|---------|---------|---------|------------------------------|
| Net new dwellings approved on large windfall sites | 191 | 30 | 216 | 1210 | 559 | 685 | 594 | 396 | 485 |
| Net new dwellings approved on all large sites | 1090 | 30 | 1102 | 2550 | 643 | 755 | 1556 | 714 | 1055 |
| Large site windfall as % of total large site consents | 18% | 100% | 20% | 47% | 87% | 91% | 38% | 55% | 57% |

Windfall from small sites

5.36 The Local Plan makes an allowance for 50 units a year to come forward on small-scale windfall sites (ten units or fewer). In 2018/19, 215 net new homes were consented on small windfall sites, and 130 net new homes were completed.

5.37 The NPPF 2012 clearly stated that windfall allowances should not include residential gardens²³. However, the revised NPPF (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.

²² 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.

²³ NPPF (2012) para 48.

5.38 The table below shows that since 2011 (the beginning of the Plan period), the average number of homes permitted on small windfall sites is 160. The average number of homes delivered on small sites is 71 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 55 dwellings per annum.

Table 5.10: Planning permissions for housing on small windfall sites.

| Year | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | Annual average (over plan period) |
|--|---------|---------|---------|---------|---------|---------|---------|---------|-----------------------------------|
| Net new dwellings approved on small windfall sites | 74 | 98 | 103 | 122 | 197 | 235 | 232 | 215 | 160 |

Table 5.11: Housing delivery from small windfall sites

| Year | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | Annual average (over plan period) |
|---|---------|---------|---------|---------|---------|---------|---------|---------|-----------------------------------|
| Net completions from small windfall sites | 43 | 61 | 54 | 55 | 73 | 91 | 63 | 130 | 71 |
| Net completions from small sites on garden land | 19 | 15 | 9 | 13 | 10 | 20 | 18 | 30 | 17 |
| No of completions with garden land excluded | 24 | 46 | 45 | 42 | 63 | 71 | 45 | 100 | 55 |

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 council is continuing to work proactively with partners to identify regeneration opportunities, including in Winklebury, Buckskin, South Ham and Norden. |

5.39 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.

5.40 Notable regeneration schemes have been completed in the borough since the adoption of the Local Plan. These include the Freemantle and Taverner scheme in the Norden Ward in 2016/17. The scheme was undertaken by Sentinel Housing Association in partnership with the council and involved council owned land being transferred to Sentinel in order to undertake the regeneration scheme.

- 5.41 In November 2016, the council adopted a Community Investment Framework²⁴ 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.
- 5.42 The council is working on regeneration opportunities within the Winklebury ward with partners including VIVID, Hampshire County Council and the North Hampshire Clinical Commissioning Group. This includes the redevelopment of Fort Hill School following its closure in 2018. In December 2018, Hampshire County Council confirmed that they had commenced the first phase of works and were due to remove the old school buildings to ensure the site was secure²⁵. Progress with the regeneration of this area will continue to be reported in future AMRs.
- 5.43 As noted in the five year supply section, the council published its Housing Delivery Test Action Plan (HDTAP) in May 2019, in response to the persistent under delivery of new homes in the borough. The HDTAP identifies a number of actions to ensure that suitable regeneration schemes are delivered in the borough. Actions include supporting partners and landowners in the identification of sites with potential for housing delivery and regeneration in Norden. The council has therefore commissioned a consultant to undertake a review of regeneration options in Norden ward, which will be funded by contributions from S106 agreements.
- 5.44 In terms of smaller regeneration schemes, the council is also working to provide housing locally with Registered Providers (RPs) in the priority regeneration areas identified in Local Plan Policy SS2 and other communities. For example, two schemes were completed by RPs, in partnership with the council, that provided an additional 17 affordable housing units (12 dwellings at May Street in Brookvale and Kings Furlong ward, 15/04189/FUL, and 5 dwellings at a site on Paddock Road in South Ham, 17/01207/FUL).
- 5.45 Similarly, planning applications were granted at Deeside, Alliston Way Basingstoke (17/03673/FUL) for the demolition of a vacant care home to provide 15 affordable dwellings in Buckskin, and Sandringham Court in South Ham (17/04029/FUL) for the demolition of a building in hotel use to erect 13 flats for affordable housing.
- 5.46 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.

²⁴ BDBC Community Investment Framework: <https://www.basingstoke.gov.uk/community-investment-framework>

²⁵ <https://www.hants.gov.uk/news/Dec14FortHillDemolition>

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"> 532 gross dwellings (44%) were built at a density exceeding 30 dwellings per hectare (dph). Density of development responded to local context. |

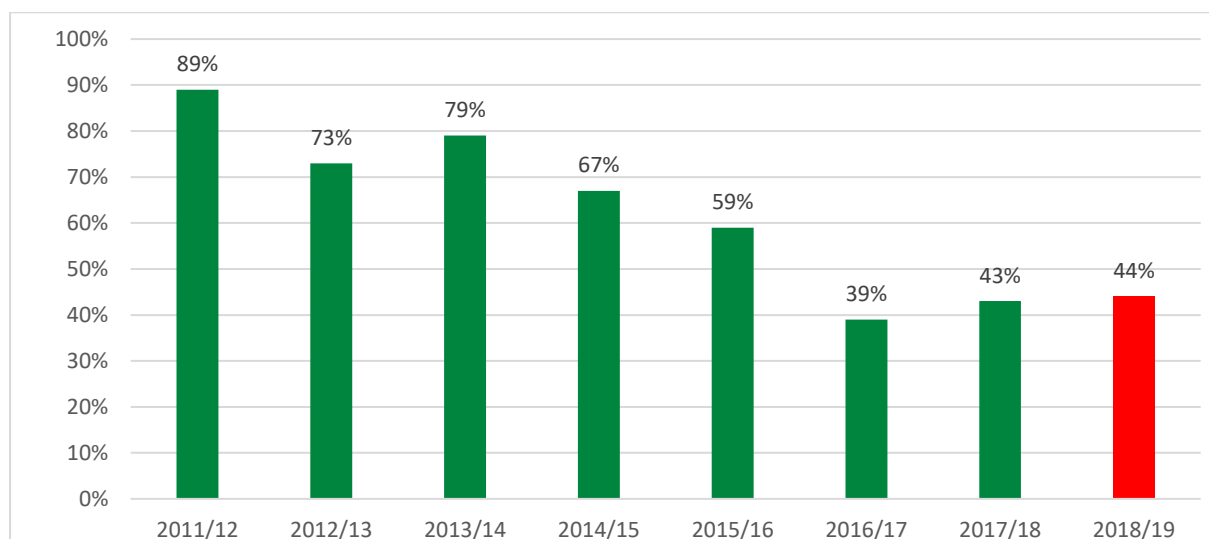
5.47 The NPPF states that planning policies and decisions should support development that makes efficient use of land. Although the Local Plan does not include specific density standards, this is reflected in Local Plan Policy EM10 (Delivering High Quality Development) which requires development to promote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

5.48 In 2018/19, 44% of new homes (532 gross dwellings) were built at a density exceeding 30 dwellings per hectare. The figure is similar to the previous monitoring year, but considerably lower than the start of the plan period in 2011 when a number of high density schemes were implemented (particularly office to residential conversions).

5.49 This year's figure is reflective of the number of completions on greenfield sites, which are generally built at lower densities than urban brownfield land. For example, phase 2 of Razors Farm (for 157 dwellings) is being built at a density of 20 dph, and Kennel Farm is being built out at 25dph. These schemes are generally focused on the delivery of houses and higher densities would expect to be found on flatted schemes in a more central location such as Basingstoke Town Centre.

5.50 By comparison, the brownfield site at Land at Chapel Hill close to Basingstoke Town Centre has a density of 55dph.

Figure 5.5: 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">• 136 gross (127 net) new dwellings were completed outside settlement policy boundaries.• 178 net (190 gross) new dwellings were permitted outside settlement policy boundaries across the monitoring year.• 8 appeals were determined for new dwellings in the countryside. Only one appeal was allowed. |

5.51 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).

5.52 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.

5.53 In January 2019, the council published an updated guidance note on the implementation of Policy SS6(e), and a new guidance note on Policy SS6(a). These can be viewed on the council's website at:
<https://www.basingstoke.gov.uk/planningpolicyguidance>.

Completions

5.54 Of the 1,217 gross completions in 2018/19, 136 gross dwellings (11%) 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 sites which delivered new dwellings outside a defined SPB were Minchens Lane (56 dwellings) in Bramley, Little Knowl Hill in Ashford Hill (13 dwellings) and Leamington Court, Oakley (8 dwellings).

Consents

5.55 In 2018/19, the council granted planning permission for 190 gross (178 net) new dwellings in the countryside (excluding reserved matters applications). This was a reduction on the previous two monitoring years. A greater number of dwellings had been approved in the countryside in 2016/17 as the LPA could not demonstrate a five year supply of deliverable housing sites for some of that period.

Table 5.12: Number of new dwellings approved in the countryside²⁶

| | No of dwellings approved in the countryside in 2016/17 | No of dwellings approved in the countryside 2017/18 | No of dwellings approved in the countryside 2018/19 |
|--------------|--|---|---|
| Gross | 297 | 232 | 190 |
| Net | 277 | 209 | 178 |

5.56 The permissions which contributed to the 190 gross (178 net) new dwellings in the countryside included the following large sites:

- 40 retirement living apartments (Use Class C3) as part of a wider mixed use development at The Island Site, Beggarwood (17/01722/FUL). Notwithstanding the site's location in the countryside, the apartments were found to be acceptable when assessed against Local Plan Policy CN4 (Housing for Older People/Specialist Housing).
- 12 dwellings on a rural exception site in Pamber Heath (17/02723/FUL), in accordance with Local Plan Policy CN2 (Rural Exception Sites).
- 12 dwellings on a rural exception site in Herriard (17/04033/FUL), in accordance with Local Plan Policy CN2 (Rural Exception Sites).

5.57 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.

5.58 One new dwelling, at Hockleys Hole near Burghclere was allowed as an exception under paragraph 55 of the NPPF (now reflected in paragraph 79 of the NPPF, 2019), which allows new dwellings of exceptional quality or of an innovative nature.

5.59 14 new dwellings were also allowed in the countryside as a result of permitted development rights that allow the change of use of agricultural buildings. This included 5 new dwellings at Dipper Barn Farm in Tufton, and 5 new dwellings at Bob's Farm in Sherborne St John. Two new dwellings were also permitted under permitted development rights that allowed the conversion of office buildings near Herriard.

5.60 The following appeals for new dwellings in the countryside were determined by the Planning Inspectorate over the course of the monitoring year. Seven of the eight appeals were dismissed. The only appeal that was allowed was for three dwellings in Nately Scures. In this case, the appellant submitted a housing needs survey with their

²⁶ Excluding reserved matters planning applications.

appeal that demonstrated a local need for the homes of the size that they were proposing. In allowing the appeal, the Inspector imposed a condition restricting the size of the dwellings to ensure that they met the need that had been identified.

Table 5.13: Appeal decisions received for new homes in the countryside (2018/19)

| BDBC reference (and date of decision on planning app) | Site name | Proposal | Appeal decision (and date of appeal decision) | Reason for appeal decision |
|--|--|---|--|---|
| 17/02358/FUL | Julian's Barn, Laverstoke | Conversion of barn to dwelling house | Dismissed (02/05/18) | Design of redeveloped barn would be harmful to character and appearance of countryside. |
| 17/02849/OUT | Land North of the Fox Inn | Erection of 1 dwelling | Dismissed (19/06/18) | The site was determined to not be PDL, and there was no justification that the proposal would meet a locally agreed need. |
| 17/01473/OUT | Crookfur Cottage, Newbury Road | Erection of 2 no dwellings following demolition of a bungalow | Dismissed (02/07/18) | Site would be isolated and development would have a harmful impact upon the character and appearance of the area. |
| 17/02571/FUL | Jaylin, Silchester | Erection of 1 dwelling | Dismissed (24/07/18) | Significant separation between the site and the nearest settlements so would be isolated. |
| 18/00536/FUL | BPS Leisure, Ashford Hill | Conversion of commercial building to dwelling | Dismissed (28/12/18) | Proposal would have a harmful effect on the character and appearance of the area. |
| 17/03807/FUL | Land at Rooksfield, Bishops Green | Erection of 2 dwellings | Dismissed (16/01/19) | Proposal would have a harmful effect on the character and appearance of the area. |
| 16/00097/OUT | Land adj Oakfield Farmhouse, Scures Hill | Erection of 3 dwellings | Allowed (07/03/19) | Applicant demonstrated a locally agreed need for the dwellings, as required by Policy SS6e. |
| 18/00101/FUL | Willow Cottage, Little London | Erection of 1 dwelling | Dismissed (21/03/19) | Site is within a built up area so would not be PDL. Proposal is therefore contrary to SS6a. |

5.61 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"> • 10 net (11 gross) dwellings were completed within the off-site emergency planning area. • 23 net (26 gross) new homes were granted consent within the AWE off-site emergency planning area. Three applications were approved contrary to the advice of ONR. • A 120 bedroom care home was granted consent within the AWE off-site emergency plan area in 2018/19, as it was demonstrated that it could be accommodated within the off-site emergency plan. |

5.62 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.

5.63 The Office of Nuclear Regulation (ONR) define Radiation Emergency Preparedness and Public Information Regulations (REPPiR) off-site emergency planning areas around each site. Within these areas, 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

5.64 11 gross (10 net) new homes were built within the REPPiR off-site emergency planning area for AWE (as redefined in September 2016) The site delivering the largest number of completions was Mulfords Hill Centre (16/04074/FUL) where 6 completions were recorded for the change of use from D1 to C2 use. At the time of determination, the application was supported by an evacuation plan for staff and residents and did not have any objection from the ONR. The remaining four completions were all for small planning proposals which the ONR determined could be accommodated within the off-site emergency plan.

Consents

5.65 Over the monitoring period, 23 net (26 gross) new homes were approved within the REPPiR off-site emergency planning area. The majority of consents were on small sites for replacement dwellings or for a small number of extra dwellings which the ONR determined could be accommodated within the off-site emergency plan. Of the 26 gross dwellings approved, 12 dwellings were located at Land to the east of Pamber Heath Road (17/02723/FUL) which is a rural exception site.

5.66 The LPA approved three planning applications that the ONR objected to. The ONR had stated that they were not satisfied that the new dwellings could be satisfactorily included within the Off-Site Nuclear Emergency Plan.

5.67 These applications were at:

- Pine Cottage, Heath End Road (18/00748/FUL) for the erection of 1 dwelling where the council considered that the bungalow would result in a small increase in population and would not have a detrimental impact on the off-site emergency planning arrangements.
- Land at 2 Shyshack Lane, Baughurst (18/02464/FUL) for the erection of 1 dwelling where the benefit of the new dwelling was seen to outweigh possible harm from the increased population.
- Land to the East of Pamber Heath Road, Pamber Heath (17/02723/FUL) for a rural exception scheme for 12 dwellings where the community benefits of the rural exception scheme were considered to outweigh possible harm from the increased population.

5.68 The ONR did not choose to call any of these decisions in to the Secretary of State.

5.69 Permission was also granted for a 120 bed care home at Bishopswood Golf Course (15/03090/FUL) within the off-site emergency planning area in May 2018. 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.

5.3 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"> • 786 (net) and 803 (gross) market homes were delivered. Of these, development provided a mix of dwelling sizes including a significant proportion of two and three bedroom dwellings (61%). • 85% of the new market homes were houses and 15% were flats. |

5.70 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'.

5.71 The council adopted a Housing Supplementary Planning Document (July 2018) within the monitoring year 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, which is reflected in Principle 3.1 of the Housing SPD.

5.72 Within the monitoring year, a mix of market dwelling sizes were delivered and more than half the units had two or three bedrooms (61%). This is slightly higher than the previous monitoring year when 56% of market units delivered had two or three bedrooms. The following table shows the net proportion of different sized homes provided each year since the beginning of the plan period. It is considered that a balanced mix of dwelling sizes has been delivered over the last year.

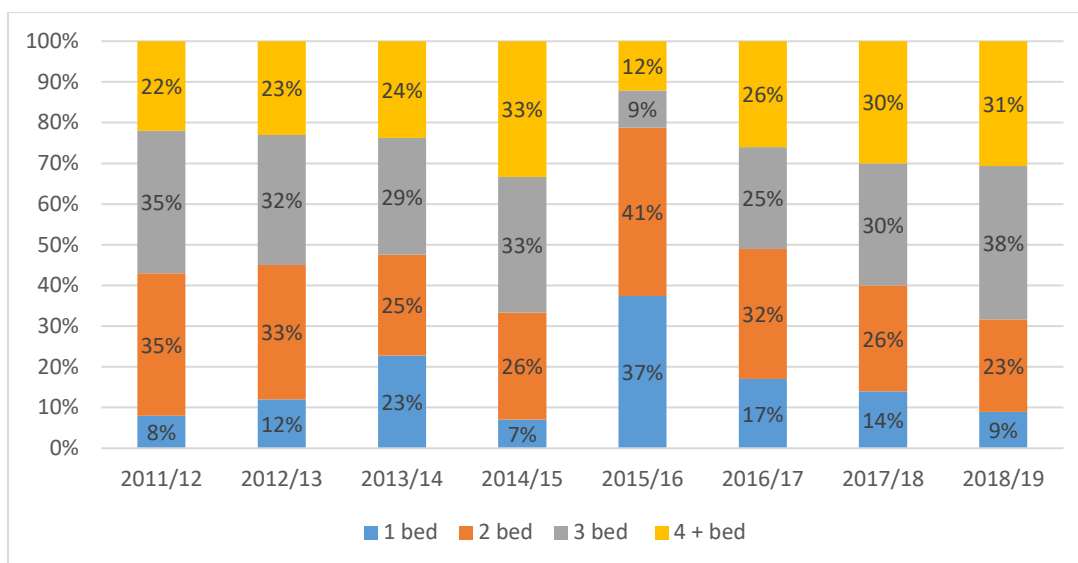
Table 5.14: Percentage of market dwelling completions by number of bedrooms (net)²⁷

| Monitoring year | Total market dwellings | 1 bed | % of total | 2 bed | % of total | 3 bed | % of total | 4+ bed | % of total | Not known ²⁸ |
|-----------------|------------------------|-----------|------------|------------|------------|------------|------------|------------|------------|-------------------------|
| 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 |
| 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 |
| 2018/19 | 786 | 74 | 9% | 182 | 23% | 296 | 38% | 245 | 31% | -11 |

²⁷ Percentages relate to known net changes in the housing stock.

²⁸ 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.

Figure 5.6: Percentage of market dwelling completions by number of bedrooms (net).



5.73 Of the net market dwellings delivered in the monitoring year, 653 were houses (85%) and 118 were flats (15%).

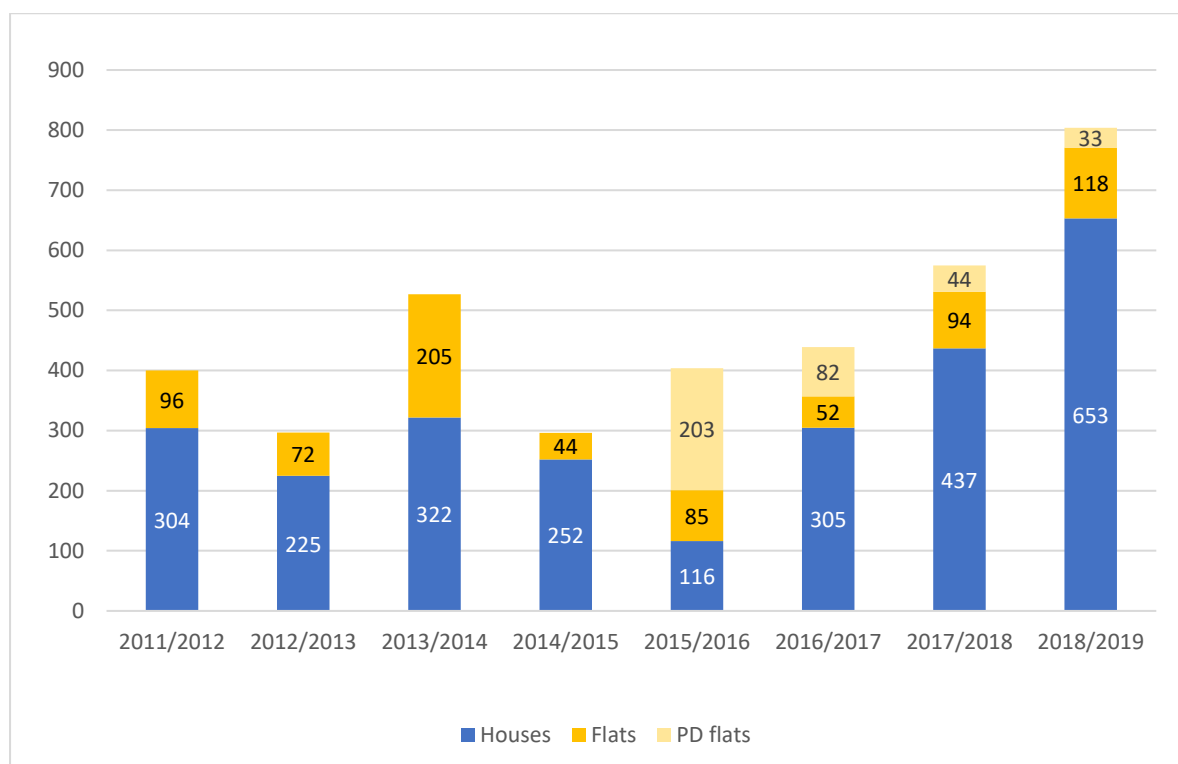
Table 5.15: Market dwellings by dwelling type for houses and flats (net²⁹)

| House type | 1 bed | 2 bed | 3 bed | 4 bed | 5 bed | Total | % |
|---------------|-------|-------|-------|-------|-------|-------|------|
| Houses | 2 | 124 | 293 | 200 | 44 | 653 | 85% |
| Flats | 62 | 56 | 0 | 0 | 0 | 118 | 15% |
| Total | 64 | 180 | 293 | 200 | 44 | 771 | 100% |

5.74 Of the 118 net new flats delivered in the borough, 28% (33 dwellings) were delivered through office to residential conversions that were approved under permitted development rights. Figure 5.7 illustrates the contribution that PD rights have made to the supply of flats in the last four years. As explained elsewhere in this report, this figure has been decreasing annually but is set to rise in coming years if permissions are built out.

²⁹ Excluding 15 uncategorised

Figure 5.7: Number of market housing and flats delivered from 2011-12 to 2018-19, showing the contribution of office to residential PD conversions.



5.75 A number of the adopted neighbourhood plans also include local housing mix policies at a parish level. For those neighbourhood plans adopted prior to 1 April 2018, an assessment of these policies at a parish level 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 and Homelessness Strategy 2016-2020. |
| Outcome and key findings |
| <ul style="list-style-type: none"> 414 net and gross affordable units were delivered. The council secured policy-compliant affordable housing on all qualifying market housing developments. 84 affordable homes were secured on four market housing sites (40% of total dwellings) and an additional 62 homes were secured on five sites providing 100% affordable units. |

Completions

5.76 414 gross affordable units were completed in the borough during the monitoring period³⁰. This is equivalent to 35% of the net new homes delivered during the monitoring year. Developments are not required to provide affordable housing if they fall below the size threshold set out in the NPPF or if they involve the use of permitted development rights.

5.77 The delivery of 414 net and gross new dwellings exceeds the target of 300 net completions per annum as set by the council's Housing and Homelessness Strategy 2016-2020³¹. The completions recorded during the monitoring year are also higher than the previous monitoring period when there were 243 net and gross completions. This year-on-year increase is in line with the overall increase in housing delivery in the borough which has reached its highest point since the adoption of the Local Plan in 2016.

5.78 The following sites delivered the most affordable homes during the monitoring year:

Table 5.16: Sites delivering the most affordable homes in 2018/19.

| Sites | Number of affordable homes |
|----------------------------|----------------------------|
| Land at Chapel Hill | 63 |
| Merton Rise (Phases 4 & 6) | 46 |
| North of Popley Fields | 40 |
| Aldermaston Triangle | 36 |
| Worting Farm | 28 |

5.79 Of the affordable completions, 41% (171 dwellings) were flats, and 59% (243 dwellings) were houses, with a particular focus upon two bedroom properties.

Table 5.17: Affordable dwelling completions by dwelling type and number of bedrooms for 2018/19 (figures based on gross number). Source: Hampshire County Council

| Dwelling size | Flat | House | Total | Percentage |
|---------------|------------|------------|------------|-------------|
| 1 bed | 78 | 0 | 78 | 19% |
| 2 bed | 93 | 144 | 237 | 57% |
| 3 bed | 0 | 78 | 78 | 19% |
| 4 bed | 0 | 21 | 21 | 5% |
| Total | 171 | 243 | 414 | 100% |

5.80 In terms of tenure, 284 of the affordable units completed were rented (67%) and 128 units (31%) were for shared ownership³². The proportion of rented to shared ownership units sits closely in line with the Local Plan Policy requirement for 70% rented and 30%

³⁰Based upon completion figures provided by Hampshire County Council.

³¹ <https://www.basingstoke.gov.uk/housing-strategy>

³² The tenure of 2 of the completed affordable units is unknown

intermediate. It is noted, however, that the tenure mix over the monitoring year in part reflects the phased manner in which affordable housing has come forward on sites. For example, all 19 of the affordable housing delivered at Kennel Farm were shared ownership, whereas the site will also deliver rented homes.

Consents

5.81 The NPPF introduced national thresholds for the delivery of affordable housing in July 2018, which supersede the thresholds set out in Local Plan Policy CN1. As a result of this, affordable housing can only be sought on developments of 10 or more homes or on sites with an area of 0.5ha or more. As an exception to this, schemes of 6-9 net dwellings in the AONB are required to make an off-site financial contribution.

5.82 During 2018/19, four market housing schemes were eligible to provide affordable housing. All four schemes provided policy compliant schemes of 40% affordable housing, totalling 84 affordable homes.

5.83 A further 62 units were permitted on five sites which provided 100% affordable housing. In total, consent was given for 146 new affordable housing units in the monitoring year.

Table 5.18: Affordable housing secured from planning applications in 2018/19 (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 | | | | |
| Land off Wiltshire Crescent | 17/02984/FUL | 20 | 13 | 40% |
| Land off Evingar Road | 16/03220/OUT | 36 | 24 | 40% |
| Land South of Cranes Road | 16/04110/OUT | 11 | 7 | 39% |
| Land at Swing Swang Lane | 17/02846/OUT | 60 | 40 | 40% |
| TOTAL | | 127 | 84 | 40% |
| Sites providing 100% affordable housing | | | | |
| Deeside Alliston Way | 17/03673/FUL | 0 | 15 | 100% |
| Sandringham Court | 17/04029/FUL | 0 | 13 | 100% |
| Chineham House | 17/04259/FUL | 0 | 10 | 100% |
| Land at Herriard | 17/04033/FUL | 0 | 12 | 100% |
| Land to East of Pamber Heath Road | 17/02723/FUL | 0 | 12 | 100% |
| TOTAL | | 0 | 62 | 100% |

5.84 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.

5.85 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.

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"> • No planning applications of over 200 dwellings were approved for residential development during the monitoring year. Therefore no schemes were required to deliver on-site housing/specialist accommodation as required by Local Plan Policy CN4. • 24 specialist care units were provided in two schemes located in Chineham and Tadley. • Two planning permissions to provide new specialist care facilities were approved in Tadley and Beggarwood. |

5.86 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.

5.87 During the monitoring year, no planning applications were approved for more than 200 residential units. This aspect of the policy was therefore not tested.

Completions

5.88 24 specialist care units were delivered that allowed independent living for people with disabilities (Use Class C3). These comprised 18 units at Binfields Farm Lane, Chineham, and 6 units in Mulfords Hill centre, Tadley. There were no C2 completions during the monitoring year.

Consents

5.89 Two planning applications were approved for older persons accommodation:

- 120 bedroom care home at Bishopswood Golf Course in Tadley (15/03090/FUL). The facility, which included lounges, dining rooms and a day centre gained a resolution to approve in September 2017 and was approved 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.
- 70 bed care home (C2), 28 bed specialist care facility (C2) and 40 retirement living apartments on the Island Site, Beggarwood (17/01722/FUL). The application was supported by a care needs assessment that demonstrated a need for the accommodation provided.

5.90 Permission was granted to redevelop a Local Authority owned residential care home at Deeside, Alliston Way, Basingstoke for new dwellings. This resulted in the loss of 33 bed spaces. In relation to the requirements of Local Plan Policy CN7, the loss was justified through the submission of evidence to demonstrate that the reprovision of the facility on the site would not be viable, and that the need would be better met through the reinvestment of the revenue on other sites in Basingstoke.

5.91 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 SPD³³.

³³ <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"> • 28 individuals joined Part 1 of the self-build register during base period 4 (31 October 2018 - 30 October 2019). The council will therefore need to grant development permission for 28 self-build or custom plots by 30 October 2022. There is now a total of 259 individuals on the council's register. <p><u>Demand v Supply Balance:</u></p> <ul style="list-style-type: none"> • Under the Right to Build, the council had a duty to grant permission to 121 self/custom build plots by 30 October 2019 (the number of individuals joining the Self-Build Register from October 2016-October 2017). The council granted suitable development permission for 122 plots, and therefore has met its duty. |

Demand

5.92 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.’

5.93 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.

5.94 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.

- 5.95 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.
- 5.96 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.
- 5.97 121 individuals joined part 1 of the self-build register in the first base period (between 23 March – 30 October 2016), 76 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). Over the last year (base period 4) a further 28 individuals joined part 1 of the register.
- 5.98 The AMR's monitoring year straddles base period 3 and 4 (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 4 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 5.19: 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) | Base Period 4 (31 October 2018 – 30 October 2019) | Total |
|---|---|--|--|--|--------------|
| No of individuals added to Part 1 of Register | 121 | 76 | 24 | 28 | 249 |
| No of associations on Part 1 of Register | 0 | 0 | 0 | 0 | 0 |
| No of individuals on Part 2 of Register | 0 | 2 | 2 | 6 | 10 |
| No of associations on Part 2 of Register | 0 | 0 | 0 | 0 | 0 |
| Total | 121 | 78 | 26 | 34 | 259 |

- 5.99 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 5.20: 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 |
| Number of preferences identified in Base Period 4 | 0 | 3 | 10 | 21 |
| Total | 2 | 18 | 97 | 141 |

Preferred house type

Table 5.21: 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 |
| Base Period 4 | 30 | 0 | 0 | 0 | 4 |
| Total | 231 | 3 | 2 | 0 | 21 |

Preferred build path³⁴

Table 5.22: 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 |
| Base Period 4 | 28 | 16 | 14 | 1 | 4 |
| Total | 107 | 60 | 114 | 24 | 26 |

Preferred location

5.100 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 259 individuals registered, 143 indicated they would be interested in a plot anywhere in the borough, with 44 individuals expressing an interest in areas in or adjacent to Basingstoke town.

³⁴ Multiple choices permitted by the application form

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

Table 5.23: Preferred locations for self-build and custom-build properties

| Location | Number of applicants choice in Base Period 1 | Number of applicants choice in Base Period 2 | Number of applicants choice in Base Period 3 | Number of applicants choice in Base Period 4 | Total for all four base periods |
|--------------------------------|--|--|--|--|---------------------------------|
| Bramley Parish | 9 | 3 | 5 | 5 | 22 |
| Laverstoke and Freefolk Parish | 7 | 6 | 3 | 5 | 21 |
| Overton Parish | 8 | 5 | 5 | 3 | 21 |
| Cliddesden Parish | 9 | 5 | 4 | 2 | 20 |
| Oakley and Deane Parish | 9 | 5 | 2 | 3 | 19 |
| Silchester Parish | 7 | 4 | 5 | 3 | 19 |
| Candovers Parish | 7 | 3 | 4 | 5 | 19 |
| Old Basing and Lychpit Parish | 7 | 3 | 2 | 7 | 19 |
| Sherfield on Loddon Parish | 7 | 3 | 4 | 4 | 18 |
| Mortimer West End Parish | 6 | 4 | 4 | 2 | 16 |
| North Waltham Parish | 5 | 5 | 3 | 2 | 15 |
| Whitchurch Parish | 5 | 5 | 3 | 2 | 15 |

Supply

5.102 122 serviced plots of land for self-build or custom housebuilding have been secured for self-build and custom housebuilding over the last three years.

5.103 In 2018/19, the council modified its monitoring procedures to also include those developments that had applied for self-build exemption from CIL. In these cases, the developer had completed CIL Form 7: Self Build Exemption Claim certifying that the building was a 'self-build project' and would be occupied as the developer's sole residence for a period of 3 years from completion of the property. Self-build relief had been claimed on 33 dwellings.

5.104 However, as the CIL rate on single new homes is zero, there is no incentive for developers to submit self-build exemptions for single plots. Planning permission was granted for 6 further homes where the application had specified that the homes would be for self or custom build (but that had not claimed self-build exemption).

Table 5.24: 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). | 78 ³⁵ |

³⁵ Number of self-build plots revised down from previous AMR to reflect fact that the 44 affordable units were not delivered as self-build or custom build homes.

| | | |
|--------------------------------|---|------------|
| | Plots went on sale in 2018 and the council notified people on the self-build register that these plots were available to purchase. . | |
| 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 |
| Various | Planning permissions that have claimed self build exemption or indicated they would be for self or custom build | 39 |
| | | 122 |

Responding to demand

5.105 The council's housing SPD provides more detail on how the council expect self-build and custom build dwellings to come forward by developers, including how plots should be marketed to those 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 and custom housebuilding in their area on a rolling three year basis.

5.106 By 30 October 2019, it was therefore necessary for the council to grant planning permission for 121 plots (the number of individuals on Part 1 of the register at 30 October 2016). As the council has granted permission for 122 plots, the duty has been met.

Table 5.25: Table showing short term demand as informed by the council's self-build register

| Base period | Individuals joining Part 1 of the Register | Associations | Planning permission for plots required by... | Requirement met? |
|---------------------------------------|--|--------------|--|--|
| 1 (25 March 2016-30 October 2016) | 121 | 0 | 30 October 2019 | Yes – 122 plots granted permission by October 2019 |
| 2 (31 October 2016- 30 October 2017) | 76 | 0 | 30 October 2020 | - |
| 3 (31 October 2017-30 October 2018) | 24 | 0 | 30 October 2021 | - |
| 4 (31 October 2018 – 30 October 2019) | 34 | 0 | 30 October 2022 | - |

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"> No gypsy or traveller pitches were provided in the borough during the monitoring period. The council is unable to demonstrate a five year supply of pitches. |

5.107 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.

5.108 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.

5.109 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.

Need

5.110 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). However, on the basis of more recent evidence from the consultants who prepared the GTAA, it is now considered that the unknown category should comprise 2 pitches (the consultants previously considered that 10% of that category would need a pitch, but have now increased this to 25% on the basis of further research). As per paragraph 5.41 in the

Local Plan, the new figure of 9 pitches updates the number of pitches set out in Policy CN5. There is no requirement for additional Travelling Showpeople accommodation.

Supply

5.111 One planning application was received during the monitoring year for gypsy and traveller accommodation. This was for 4 pitches on Newbury Road in Headley (19/00441/FUL). It has yet to be determined.

5.112 There have also been planning applications for the pitches on the Local Plan housing site allocations, as required by Local Plan Policy CN5:

- Two pitches were secured as part of the outline planning application for Hounsome Fields (15/04503/OUT). A detailed application has been submitted for these pitches (18/00873/FUL) and is likely to be determined within the 2019/2020 monitoring period.
- Five pitches are proposed as part of the residential-led development at Manydown (17/00818/OUT). It is expected that this application will be determined during the 2019/2020 monitoring period.
- One gypsy and traveller pitch is proposed as part of the outline planning application on the Basingstoke Golf Course site (19/00971/OUT).

Decisions outside the monitoring period

5.1131 gypsy and traveller pitch was allowed on appeal at a site known as Land at Dixon Road (17/02123/FUL) shortly after the end of the monitoring period and this will be recorded in the next AMR.

Supply and need balance

5.114 The latest five year supply position in respect of gypsy and traveller pitches is set out below in Table 5.26. This explains that the council currently has a shortfall of 3 pitches up until 2024. That leaves 2 additional pitches to be provided between 2024 and 2029.

Table 5.26: Gypsy and Traveller Need Calculation

| | No. of pitches |
|---|----------------|
| Total need for 5 year period (2019 - 2024)³⁶ | 5 |
| Minus supply ³⁷ | 2 |
| Outstanding/net 5 year need (2019-2024) | 3 |
| Longer term need | |
| Outstanding need over Local Plan period (2025-2029) ³⁸ | 2 |

³⁶ Total 5 year need set out in GTAA, plus need for two additional years (as GTAA 5 year need figure only goes up to 2022), minus 2 pitches consented at Pelican Road (15/02627/FUL).

³⁷ This comprises the 2 pitches which have been granted outline planning permission at Hounsome Fields (15/04503/OUT), which the developer has confirmed are expected to be provided within the next 5 years.

³⁸ This is calculated based on **9** (which is the overall need over the plan period as per GTAA) then deducting **2** from this figure for consent at Pelican Road. A further **2** are then deducted which represents the current supply at Hounsome Fields then deducting a further **3** which is the five year need. This leaves an outstanding need of 2 pitches.

Unauthorised encampments

5.115 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 Turgis³⁹.

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 two neighbourhood plans made over the monitoring year met their Policy SS5 requirement either through site allocations or qualifying windfall developments.• Of the five largest settlements identified in Policy SS5, all have met their SS5 requirement in full, subject to the delivery of sites.• Of the 13 smaller settlements, eight have met their requirement, subject to the delivery of sites in some cases. |

5.116 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.

5.117 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.

5.118 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).

5.119 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.

³⁹ <https://www.basingstoke.gov.uk/injunction-application>

5.120 The progress of each area towards their SS5 target is set out in the following tables.

The column '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 2018/19, Kingsclere included site allocations to meet their SS5 housing requirement and Old Basing did not need to allocate a site as their SS5 requirement had already been met through windfall development.

5.121 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 2019, 13 of the 18 parishes listed in Policy SS5, have met their requirement in full, subject to the delivery of sites in some cases. Burghclere, Cliddesden, Dummer, North Waltham and Preston Candover have not yet met their Local Plan housing allocation.

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

| Settlement | Target for plan period (at least) | Planning permissions | | Completions | | SS5 met at 31/3/2019? | Comments (as of April 19) |
|-------------------|-----------------------------------|--|--|---|---|-----------------------|---|
| | | Qualifying consents in 18-19 monitoring year | Total qualifying consents 1/4/2011-31/3/2019 | Qualifying completions in 18-19 monitoring year | Total qualifying completions 1/4/2011-31/3/2019 | | |
| Bramley | 200 | 14 | 329 | 56 | 112 | Y | The Policy SS5 requirement had already been met by consents for 315 homes prior to the monitoring year. A further 14 new homes were consented in the monitoring year as the result of a prior approval application to convert an office to flats (18/01517/GPDO). In this monitoring year 56 dwellings were completed at Minchens Lane resulting in a total of 112 completions from that site. The borough council will continue to monitor completions to ensure that at least 200 qualifying dwellings are completed within the Parish. |
| Kingsclere | 50 | 0 | 8 | 0 | 8 | Y | The Kingsclere Neighbourhood Plan (KNP) became part of the development plan in September 2018. The KNP allocates 3 sites to meet the Policy SS5 requirement. There were no qualifying consents or completions in the monitoring year. BDBC will continue to monitor the progress of sites to ensure that units are completed over the plan period. |
| Oakley | 150 | 53 | 161 | 8 | 8 | Y | The Oakley and Deane Neighbourhood Plan was made in May 2016 and allocates five sites to meet their Policy SS5 requirement. Prior to the monitoring year, consent had been granted for 85 dwellings on the allocated site at Land West of Beech Tree Close (and three further windfall sites), and during the monitoring year a further 53 qualifying dwellings were permitted, including 48 on the allocated site at Park Farm (17/02874/OUT). 8 dwellings were completed at Leamington Court in the monitoring year. BDBC will continue to monitor the progress of sites to ensure that the units are completed over the plan period. |

| | | | | | | | |
|-------------------|------------|------------|------------|------------|------------|---|---|
| Overton | 150 | 0 | 55 | 0 | 0 | Y | The Overton Neighbourhood Plan was made in July 2016. The plan contains 4 site allocations, and planning permission has been given for one site at land west of Sapley Lane (16/03057/OUT). There were no new consents or completions over the monitoring year. |
| Whitchurch | 200 | 60 | 194 | 56 | 58 | Y | The Whitchurch Neighbourhood Plan was made in October 2017 and contains allocations for 220 homes to meet their Policy SS5 requirement. Prior to the monitoring year, 134 qualifying homes had been consented including 100 dwellings at Land by Winchester Road (16/02508/RES). In 2018/19, a further 60 units were consented on the allocated site at Evingar Road (16/03220/OUT), and 56 homes were completed on the Land by Winchester Road site (16/02508/RES) during the monitoring year. BDBC will continue to monitor progress to ensure that the consented units are completed over the plan period. |
| Total | 750 | 127 | 747 | 120 | 186 | | |

Table 5.28: Progress with Housing Delivery through Neighbourhood Planning – Small settlements

| Settlement | Target for plan period (at least) | Planning permissions | | Consents | | SS5 met at 31/3/2019? | Comments (as of April 19) |
|---------------------|-----------------------------------|--|--|---|---|-----------------------|--|
| | | Qualifying consents in 18-19 monitoring year | Total qualifying consents 1/4/2011-31/3/2019 | Qualifying completions in 18-19 monitoring year | Total qualifying completions 1/4/2011-31/3/2019 | | |
| Ashford Hill | 10 | 0 | 35 | 13 | 13 | Y | 13 dwellings were completed during in the monitoring year at Little Knowl Hill (15/01224/FUL, granted March 2016). The SS5 requirement has therefore been met. |
| Burghclere | 10 | 0 | 6 | 6 | 6 | N | Burghclere designated their area for neighbourhood planning in February 2018. 6 completions have been recorded at Sandham House (15/02236/FUL, granted February 2016). At least 4 more dwellings are required to be delivered. |

| Settlement | Target for plan period (at least) | Planning permissions | | Consents | | SS5 met at 31/3/2019? | Comments (as of April 19) |
|---------------------|-----------------------------------|--|--|---|---|-----------------------|---|
| | | Qualifying consents in 18-19 monitoring year | Total qualifying consents 1/4/2011-31/3/2019 | Qualifying completions in 18-19 monitoring year | Total qualifying completions 1/4/2011-31/3/2019 | | |
| Cliddesden | 10 | 0 | 0 | 0 | 0 | N | The Cliddesden Neighbourhood Plan area was designated within the monitoring year in June 2018. At least 10 dwellings are required to be delivered. |
| Dummer | 10 | 0 | 0 | 0 | 0 | N | No neighbourhood plan area has been designated in Dummer. At least 10 dwellings are required to be delivered. |
| North Waltham | 10 | 0 | 0 | 0 | 0 | N | North Waltham have a designated neighbourhood plan area. At least 10 dwellings are required to be delivered. |
| Old Basing | 10 | 0 | 24 | 0 | 24 | Y | The SS5 requirement has been met through completions at Peacock House (14/02153/GPDOFF). |
| Preston Candover | 10 | 0 | 0 | 0 | 0 | N | No neighbourhood planning area had been designated in Preston Candover. At least 10 dwellings are required to be delivered. |
| Sherfield on Loddon | 10 | 0 | 0 | 0 | 0 | Y | Neighbourhood Plan adopted in March 2018. Policy H2 of the NP supports the delivery of a site which meets the requirement of LP Policy SS5. There has been a resolution to grant planning permission for 15 dwellings on the Field adjoining the White Hart (17/03849/FUL) which would meet this requirement. |
| St Mary Bourne | 10 | 0 | 11 | 11 | 11 | Y | The SS5 requirement has been met through the site for 11 dwellings at Bells Field (14/02936/FUL) which is now complete. |
| Sherborne St John | 10 | 18 | 18 | 0 | 0 | Y | The Sherborne St John Neighbourhood Plan was made in May 2017. The NP contains a site allocation at Cranes Road which was given permission in June 2018 for 18 units (16/04110/OUT). Therefore SSJ have met their SS5 requirement. |

| Settlement | Target for plan period (at least) | Planning permissions | | Consents | | SS5 met at 31/3/2019? | Comments (as of April 19) |
|---|-----------------------------------|--|--|---|---|-----------------------|--|
| | | Qualifying consents in 18-19 monitoring year | Total qualifying consents 1/4/2011-31/3/2019 | Qualifying completions in 18-19 monitoring year | Total qualifying completions 1/4/2011-31/3/2019 | | |
| Tadley, Baughurst and Pamber Heath | 10 | 0 | 151 | 0 | 115 | Y | The SS5 requirement has been 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 | 0 | 22 | 5 | 5 | Y | The SS5 requirement has been met for Upton Grey through windfall consents for 17 dwellings at land at Weston Road, and 5 dwellings at Meadowside (17/00847/FUL). 5 dwellings have thus far been completed. |
| Woolton Hill | 10 | 0 | 65 | 0 | 52 | Y | SS5 requirement met by completions at Harwood Paddock site (14/00861/RES). |
| Total | 130 | 18 | 332 | 35 | 226 | | |

Additional protection for Neighbourhood Plans that allocate sites

5.122 The Government's strong support for neighbourhood planning has been reiterated in the National Planning Policy Framework (NPPF) 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 (when assessed against the Housing Delivery Test).

5.123 The table below, therefore sets out whether made neighbourhood plans qualify for this protection, and if so, what date it ends. As of October 2019, only one of the made Plan is afforded the additional protection as it contains policies or allocations to meet the parishes identified housing requirement.

5.124 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 5.29: Position for made neighbourhood plans under paragraph 14 of the NPPF at 1 October 2019.

| 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 | This ended on 11 Dec 2018 under para 216 (a) |
| Overton | 21 July 2016 | Yes | This ended on 11 Dec 2018 under para 216 (a) |
| Bramley | 30 March 2017 | No | |
| Sherborne St John | 5 May 2017 | Yes | This ended outside of the monitoring period on 5 May 2019 |
| Whitchurch | 15 September 2017 | Yes | This ended outside of the monitoring period on 15 September 2019. |
| St Mary Bourne | 21 February 2018 | No | |
| Sherfield on Loddon | 21 February 2018 | No | |
| Old Basing | 7 June 2018 | No | |
| Kingsclere | 7 September 2018 | Yes | Protection until 7 September 2020 |

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"> 74% of the completed dwellings have been rated as 'Good' or 'Very Good' (3 out of 6 schemes). Razors Farm (Phase 1) was rated as 'Very Good'. |

5.125 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. Each housing scheme is assessed by officers against 12 Building for Life criteria which were introduced in 2012. Examples of the criteria used in the assessment include assessing how the site has integrated with the existing surroundings, accessibility to facilities and services, and how well the streets and public and private spaces are defined within the development.

5.126 During the monitoring period, six sites (with a total of 483 completions) were eligible to be assessed by Building for Life. Only housing sites of 10 or more new dwellings are assessed and only once the whole development or a large phase has been completed.

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

- Razors Farm Phase 1, Cufaude Lane, Basingstoke (137 houses and flats).
- Land North of Marnel Park, Basingstoke (200 houses and flats).
- Area N, Beggarwood Lane, Basingstoke (96 houses and flats).
- Land at Binfields Farm Lane, Basingstoke (18 flats).
- Lock-Up Garage Site, May Lane, Basingstoke (12 houses and flats).
- St Pancras House, Jacob's Yard, Basingstoke (20 flats).

5.128 Razors Farm Phase 1 has been particularly well received in terms of its appearance and functionality and was assessed as 'Very Good'. Its layout maximises views of the numerous tree belts within and on the edge of the site and the appearance of the individual houses and flats is of high quality, incorporating a wealth of traditional architectural details and materials.

5.129 Land north of Marnel Park and Land at Binfields Farm Lane were assessed as 'Good'. In total, 74% of the assessed homes were on schemes given a 'Very Good' or 'Good' score. This marks a significant improvement over recent years.

5.130 Area N and the site at May Lane were given an 'Average' rating. The one 'Poor' scheme at St Pancras House was permitted development from office to residential use. Consequently its design quality was not subject to local planning authority control.

Table 5.30: The number and proportion of housing completions with Building for Life ratings

| Rating | 2016/17 | | 2017/18 | | 2018/19 | |
|--------------|------------|----------------|------------|----------------|------------|----------------|
| | Number | Proportion (%) | Number | Proportion (%) | Number | Proportion (%) |
| Very Good | 0 | 0% | 0 | 0% | 137 | 29 |
| Good | 190 | 62% | 0 | 0% | 218 | 45 |
| Average | 42 | 14% | 139 | 100% | 108 | 22 |
| Poor | 73 | 24% | 0 | 0% | 20 | 4 |
| Total | 305 | 100% | 139 | 100% | 483 | 100% |

Table 5.31: Breakdown of Building for Life assessments during the 18/19 monitoring year

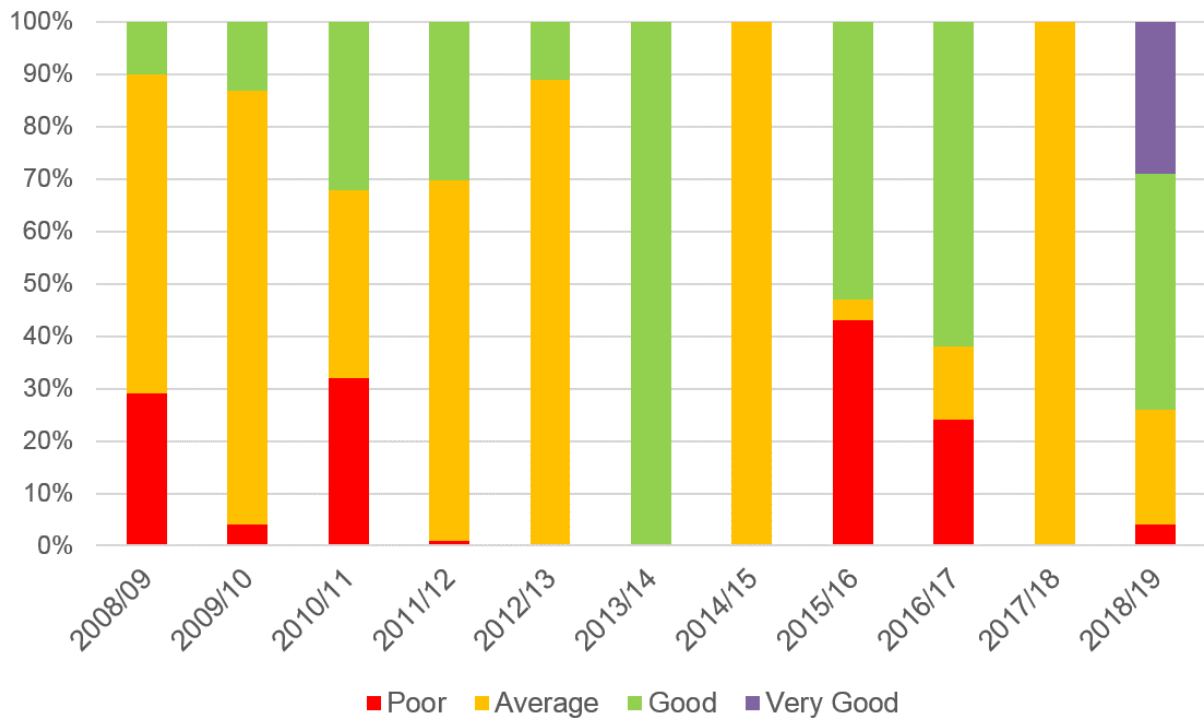
| Site name | BfL Rating | Summary of assessment |
|--|------------------|---|
| Razors Farm Phase 1 | Very Good | The scheme scored highly on all criteria within the BfL assessment, including having good quality and accessibility to open spaces and kickabout areas, and the dwellings were executed to a high quality with most buildings exhibiting architectural detailing such as ornamental brickwork, plinths, corbelled chimneys, deep windows, arched porches and arched window headers. |
| Land North of Marnel Park | Good | The scheme scored highly on accessibility to facilities, public transport and navigation of the site. It scored amber on a number of aspects relating to character with a number of streets feeling cramped and lacking landscape features. |
| Land at Binfields Farm Lane, Basingstoke | Good | The scheme scored highly on connections to local services and facilities, however scored amber in terms of the design of car parking and amount of amenity space. |
| Area N, Beggarwood | Average | The scheme scored highly on accessibility to facilities and public transport but scored amber on aspects relating to character, creating well defined streets and spaces and car parking. |
| Lock-Up Garage Site, May Lane, Basingstoke | Average | The scheme scored highly in relation to proximity to facilities and services and public transport due to its location close to Basingstoke Town Centre. However, the scheme scored poorly in relation to car parking which was assessed as being harmful to the street scene. |
| St Pancras House, Jacobs Yard, Basingstoke | Poor | The scheme scored highly on location in relation to facilities and services and public transport as the site lies within Basingstoke Town Centre. The proposal was a permitted development scheme and therefore the council was unable to influence a number of aspects. The scheme scored poorly on a number of aspects including car parking provision, amenity spaces and meeting local housing need as the scheme did not provide any affordable housing. |

5.131 The adoption of a range of Supplementary Planning Documents (Design and Sustainability SPD, Parking SPD and Landscape, Biodiversity and Trees SPD) during the monitoring year provide support for the achievement of high quality sustainable developments. This has been assisted by a review of best practice in how to secure

good design, building upon the Design Quality Initiative work that had previously been undertaken. Further support and tools on how to achieve good design, has recently been published by the government as part of the National Design Guide.

5.132 The chart below shows that there has been an overall improvement in Building for Life ratings since 2008/09 when the monitoring of the design quality of large housing sites was first undertaken. In the current monitoring year, the general trend continues with an increased number of schemes rated as "Good" or "Very Good".

Figure 5.8: Summary of Building for Life ratings 2009-19



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

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| 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"> Four 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 and therefore met the policy criteria. |

6.2 Local Plan Policy EM2 (Strategic Gaps) seeks to prevent 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 monitoring year, four planning applications which related to new buildings or structures were approved in the borough's strategic gaps⁴⁰:

- Development at Bishopswood Golf Course (15/03090/FUL) for a 120 bedroom care home. The site was considered to be very well contained visually, particularly from public vantage points and therefore it would not diminish the physical and/or visual separation of the strategic gap and its integrity.
- Land at Cranes Road, Sherborne St John (16/04110/OUT) for the erection of 18 dwellings. The site was allocated in the adopted SSJ Neighbourhood Plan for between 12-18 dwellings. Policy EM2 criterion c) permits development in strategic gaps where it is allocated within a NP.
- Goddards Farm, Sherfield on Loddon (18/02602/FUL) for the erection of a replacement agricultural building. The design of the new building remained agricultural in nature and would relate in appearance, form and scale to the existing agricultural buildings within the farmstead. Overall it was therefore considered that there would not be a harmful impact on landscape character.

⁴⁰ Excluding reserved matters applications.

- Land adjacent to Baughurst Road (18/01710/FUL) for the erection of a dwelling. The site was heavily screened and located in-between existing dwellings and so would not reduce the openness or integrity of the gap.

Refusals in Strategic Gaps

6.4 In the monitoring year, one planning application were refused due its location in the strategic gap. This related to development at Bishopswood Golf Course, Baughurst (18/01892/FUL) for the erection of an extension to the existing clubhouse to incorporate a 21 bedroom hotel and the erection of 18 dwellings. The inclusion of the 18 dwellings was considered to harm the open and undeveloped nature of the Strategic Gap, the golf course and the agricultural fields to the west and south which define the character of this part of Tadley. Therefore, it was considered that the development would harm the future integrity of the Strategic Gap by resulting in encroachment onto undeveloped land.

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

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|--|
| Target |
| To not permit development that would cause harm to SSSIs and SINCs in accordance with Local Plan Policy EM4. |
| Relevant Policies |
| EM4 (Biodiversity, Geodiversity and Nature Conservation) |
| Outcome |
| <ul style="list-style-type: none"> • Five planning applications were approved for new development within SINCs. • Two planning applications were refused due to harm on SINCs. • Four planning applications were approved on SSSIs. The nature of these applications meant that they did not have any impact upon the SSSI. |

6.5 A number of sites in the Borough 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 (SINCs), both of which are protected by Local Plan Policy EM4.

Decisions on SINCs

- 6.6 During the monitoring year, five planning applications were approved where part of the site included a SINC. These were at:
- Land at Swing Swang Lane, Basingstoke (17/02846/OUT) for the erection of up to 100 dwellings, allocated by Local Plan Policy SS3.1. The site includes an area of SINC but this would be retained through the proposed scheme and a Biodiversity Management Plan was required by condition to retain and enhance the habitat on site.
 - Hackwood Pavilion, Hackwood Park (18/00701/FUL) for the change of use of a cricket pavilion to a two bedroom dwelling. The proposal did not extend the

built form so it was considered that there would be no ecological impacts resulting from the development.

- Razors Farm, Cufaude Lane (17/04266/FUL) for the demolition of existing barn and erection of 2 dwellings. An Ecological Assessment was submitted in support of the application which identified bat roosts within buildings on site which required mitigation and enhancement. Other species were also found on site. To mitigate this, the application was subject to a number of conditions. No development was located on the SINC which would be retained with little impact as part of the development.
- Overton Mill (17/03491/FUL) for the construction of emergency site access onto Kingsclere Road. The proposal sought the removal of part of a hedgerow designated as a SINC in order to create the access. The application was supported by a Preliminary Ecological Appraisal which considered the use of hedgerow by dormice. Conditions were placed on the permission to make the development acceptable, with the mitigating action leading to the expansion of the chalk grassland area.
- Pitch and Putt, Basingstoke Leisure Centre (18/00217/FUL) for the extension and upgrade of existing mini golf course, with the proposed mini golf course to be located on the SINC. Suitable conditions were included in the permission to secure the required enhancement and mitigation, including the restoration and enhancement of the remaining SINC which would account for any loss.

6.7 Two planning applications were refused on SINCs due to their ecological impacts:

- Willow Cottage, Silchester (18/00101/FUL) for the erection of a detached dwelling.. The council considered that the application lacked robust justification to outweigh the loss/deterioration of and harm to the SINC.
- Land at Common Road, Headley (18/02211/FUL) for the erection of an agricultural barn. It was considered that the proposed development would adversely harm the Common Road SINC as a result of its siting and would result in the reduction of a key habitat with no demonstration that this harm could be adequately mitigated against.

Decisions on SSSIs

6.8 Four planning applications were approved where part of the site was within a Site of Special Scientific Interest. The developments were not located within the part of the site that was in the SSSI and the proposals were only minor in nature.

Habitat enhancements

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|---|
| 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 8 planning applications to create or restore habitats and to achieve a net gain in biodiversity. |

- 6.9 The NPPF requires that new development should provide net gains in biodiversity and this is due to become a statutory requirement when the Environment Bill gains Royal Assent in 2020.
- 6.10 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.
- 6.11 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 Landscape, Biodiversity and Trees SPD⁴¹ which was adopted in December 2018.

Table 6.1: Habitat enhancement schemes required as part of applications approved in 18/19

| Planning reference | Site Name | Summary of proposal | Detail, including habitat types |
|--------------------|----------------------------------|--|--|
| 18/00348/RES | Land at Sapley Lane, Overton | Reserve matters application for the erection of 55 dwellings | Condition to secure the installation of bird and bat boxes and the creation of a reptile mitigation area (Condition 7 and 8). |
| 17/04186/FUL | Land at Plat W, Basing View | Erection of a hotel with leisure uses | Condition to secure a Habitat Enhancement Scheme within one month from the commencement of development (Condition 7). |
| 18/01162/FUL | Langdale, Woods Lane, Cliddesden | Erection of 4 new dwellings | Condition for the erection of 4 bird boxes per house and hedgehog holes in the fence line (Condition 10). |
| 17/01722/FUL | The Island Site, Beggarwood Lane | Erection of 70 bed care and 28 bed care facility and 40 retirement living apartment, a public house and dental surgery | Condition to require a Habitat Enhancement and Management Scheme and monitoring scheme to monitor Noctule commuting across the site (Condition 5). |
| 18/02071/FUL | Bob's Farm, Vyne Road | Erection of 4 new dwellings | Condition to secure the installation of features shown in the submitted Ecological Appraisal, Wildlife Protection and Mitigation Plan and Habitat Enhancement Scheme |

⁴¹ <https://www.basingstoke.gov.uk/Landscape-and-biodiversity>

| | | | |
|--------------|-----------------------------------|--|--|
| | | | upon completion of the development (Condition 17). |
| 18/02135/FUL | Breach Farm, St Mary Bourne | Erection of 1 dwelling | Condition to secure the erection of bat bird boxes, new native hedgerows and native trees and hibernacula for reptiles (Condition 11). |
| 18/02525/HSE | Dunley Manor, Whitchurch | Construction of a swimming pool and tennis court | Condition to secure the erection of bat bird boxes, new native hedgerows and native trees (Condition 3). |
| 18/00261/FUL | Land North of Binley Farm, Binley | Erection of 4 dwellings | Condition to secure a habitat enhancement scheme and Wildlife Protection and Mitigation Plan (Condition 13 and 14). |

Thames Basin Heaths Special Protection Area

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| 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 |
| <u>Completions</u> <ul style="list-style-type: none"> No new homes were completed within 5km of the Thames Basin Heaths SPA. Ten homes were completed within 7km of the Thames Basin Heaths SPA. <u>Consents</u> <ul style="list-style-type: none"> No new homes were approved within 7km of the Thames Basin Heaths SPA. |

6.12 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.

6.13 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.

6.14 Ten new dwellings were completed within 5-7km of the SPA during the monitoring year. However, these were all small schemes where no mitigation measures were considered necessary.

6.15 No planning applications for new dwellings were approved within 7km of the Thames Basin Heaths SPA.

6.2 Green infrastructure

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| Target |
| To protect and enhance the quality and extent of public open space. |
| Relevant Policies |
| EM5 (Green Infrastructure) |
| Outcome |
| <ul style="list-style-type: none"> Three planning applications were approved on land forming part of the green infrastructure network as defined by the Green Infrastructure Strategy. These were directly related to the principal use of that open space, or found to be acceptable when assessed against Local Plan Policy EM5. |

6.16 The council's Green Infrastructure (GI) Strategy⁴² 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.

6.17 A new GI Strategy was adopted during the monitoring year in November 2018 following a review of the 2013 strategy. The GI Strategy 2018 identifies and maps the green infrastructure network in the borough and seeks to protect and enhance the quality and extent of public open space in the borough. The new GI strategy also includes an action plan to deliver 35 strategic priorities and sets a number of projects and tasks to support and enable the delivery of improved GI within the borough.

6.18 Three planning applications were allowed on land forming part of the green infrastructure network (as identified in the Green Infrastructure Strategy 2018-29, Appendix F), 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 |
|---|--------------|---|-------------------------------------|--|
| Hampshire FA Headquarters, Winklebury Way, Basingstoke | 18/01309/FUL | Construction of an artificial turf pitch | Recreation Ground and Playing Field | Enhance sports facilities. |
| Garages At Sports Ground Car Park, High Street, Overton | 18/01596/FUL | Erection of triple garage following demolition of existing. | Recreation Ground and Playing Field | Enhance infrastructure supporting sports |

⁴² <https://www.basingstoke.gov.uk/ENV09>

| | | | | |
|--|--------------|--|-------------------------------------|--|
| | | | | facilities (storage). |
| Overton C Of E Primary School, Court Drove | 19/00182/FUL | Creation of new pedestrian access to swimming pool | Recreation Ground and Playing Field | Enhance infrastructure supporting sports facilities. |

6.19 In relation to completions of new green infrastructure on larger developments, the council requires developers to submit a practical completion certificate⁴³ as part of the Section 106 legal agreement. Only one site received a practical completion certification in the 2018/19 monitoring year at Chapel Hill (Area D) (14/00865/OUT). Upon completion, that part of this development provided 1,230m² of open space (gross). Subsequent open space on this site will be reported in future AMRs.

6.3 Water quality

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| 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 (EA) monitors the Water Framework Directive (WFD) on a triennial basis. No new data has been received during the 2018/2019 monitoring year. The EA have confirmed that monitoring was undertaken in 2019 and the results are due to be published by the EA in early 2020. |

6.20 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.

6.21 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.

6.22 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

⁴³ 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.

sites will not be released or planning permissions granted until measures have been taken to improve water quality.

- 6.23 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.
- 6.24 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. No new data was published by the EA during the 2018-2019 monitoring year. Following discussion with the EA prior to publication of the 18/19 AMR, the EA have confirmed that they have undertaken monitoring of the WFD in the borough during 2019 and are due to release the results of this monitoring in early 2020. The council will therefore report on the results in due course. .
- 6.25 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. In order to enable accurate trend data to be gained, the EA continues to undertake monitoring of the borough’s water bodies throughout the year.
- 6.26 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, including through the Local Plan update. The council has recently commissioned a new Water Cycle Study to inform this work.

6.4 Managing flood risk

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| 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"> Two planning applications were granted permission contrary to advice from the Environment Agency (EA). However the council was satisfied that these schemes did not result in an increased flood risk. |

- 6.27 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

- 6.28 68 gross (67 net) dwellings were completed on sites which had land within Flood Zones 2 or 3 (areas at the highest risk of flooding). The majority of these dwellings (54 dwellings) were completed at Blosswood Lane, Whitchurch (BDB/77828). The Environment Agency did not object to this application as the area of land liable to flooding was to be used for open space rather than residential development.
- 6.29 12 of the 68 dwellings were completed at Lock Up Garage, May Street, Basingstoke (15/04189/FUL) where the majority of the site falls within Flood Zone 2 due to its proximity to the River Loddon. The applicant submitted a sequential test (to demonstrate that they had considered reasonable alternative sites) and provided a Flood Risk Assessment to demonstrate that the site would be safe for its lifetime and not increase flood risk elsewhere, with appropriate conditions applied to the permission.
- 6.30 Two further dwellings were completed which fell within Flood Zone 2 or 3, these were:
- A new dwelling at Acreland House, St Mary Bourne (15/00904/FUL) was permitted within Flood Zone 3. The application was considered to have passed the sequential test as there were no reasonable alternative sites, and there were wider sustainability benefits that allowed it to pass the exception test. The Environment Agency did not object to the application subject to a range of mitigation measures and the floor levels being raised.
 - A change of use from agricultural to residential at Swampton Farm, St Mary Bourne (15/02235/FUL), which was located within Flood Zone 2. The application was supported by a Flood Risk Assessment which stated that the floor levels would be raised and other flood proofing measures would be installed. Therefore it was considered that the proposal had adequately addressed flood risk mitigation.

Consents

- 6.31 The LPA is required to consult the Environment Agency (EA) on certain types of major applications in the borough. During the monitoring year, the EA objected to twelve planning applications on the grounds that the evidence submitted in relation to flood risk was not acceptable. Of the twelve objections, only two planning applications were granted permission contrary to the EA advice. For these applications the council was satisfied that these would not result in an increased flood risk and the reasons for approval are listed in Table 6.3.

Table 6.3: Planning approvals granted where the EA objection remained in place

| Site Address | Planning Reference | Proposal | Reason for EA Objection | Reason for LPA approval |
|--|--------------------|---|--|---|
| Land at Riverside, London Street, Whitchurch | 18/01803/FUL | Erection of 2 dwellings | Proposed development falls within a flood risk vulnerability category (3b-floodplain). | The EA did not previously object to an identical planning application on the same site. As there had been no material changes in policy or other circumstances, and the EA could not justify their change in position, the LPA considered that a reason for refusal could not be sustained. |
| Brooklands, Stoke, Andover | 19/00398/HSE | Retiling of existing roof including new | Proposed development falls within a | The EA objected as it did not consider the development to be a 'small residential extension' and |

| | | | | |
|--|--|---|---|---|
| | | rooflights, construction of gabled roof to replace existing flat roof and replacement windows and doors pursuant to use as a residential annex. | flood risk vulnerability category (3b-floodplain) and unsatisfactory FRA/FCA submitted. | requested a comprehensive FRA. The LPA considered that the proposal was in fact 'minor development' and the mitigation measures put in place would ensure the development was flood safe and would not increase the risk of flooding elsewhere. |
|--|--|---|---|---|

6.5 Sustainable energy and water use

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| 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. • Planning permission was granted for two small scale renewable energy projects. • The council requires new dwellings and large non-residential commercial buildings to meet the water efficiency standards set out in Local Plan Policy EM9. |

6.32 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.

6.33 No planning applications were approved for commercial renewable energy generation. However, planning permission was granted for a number of small renewable projects which did require planning consent including:

- Peach House, St Mary Bourne (18/01434/HSE) for the installation of ground mount photovoltaic solar panels.
- Unit 8, St Michaels Retail Park, Basingstoke (18/02989/FUL) for the erection of green turret with external seating area and external alterations including cladding, solar panels and planting.

6.34 Smaller renewable energy installations (such as solar PV) usually do not require planning permission. For example, during the monitoring year, a certificate of lawfulness (confirming prior approval was not required) was granted for the proposed installation of 100 Solar PV panels on Inova House, a commercial building in Chineham (18/00699/LDPO). It is therefore more useful to monitor the uptake of

renewable energy using national statistics. The table below shows a slight increase in the number of sites with photovoltaic panels which resulted in a slight increase in renewable energy generation over the last year.

Table 6.4: Number of renewable Energy Installations in Basingstoke and Deane
(Department of Business, Energy and Industrial Strategy, September 2018,
<https://www.gov.uk/government/statistics/regional-renewable-statistics>)

| Date | 31 December 2014 | 31 December 2015 | 31 December 2016 | 31 December 2017 | 31 December 2018 | Change from 2017/18 |
|------------------------------|------------------|------------------|------------------|------------------|------------------|---------------------|
| Photovoltaics | 1,710 | 1,958 | 2,031 | 2,078 | 2,117 | +39 |
| Wind | 1 | 1 | 1 | 1 | 1 | - |
| Anaerobic Digestion | 3 | 4 | 4 | 4 | 4 | - |
| Municipal Solid Waste | 1 | 1 | 1 | 1 | 1 | - |
| Other | 3 | 3 | 3 | 4 | 4 | - |
| Total energy generated (MWh) | 35,891 | 81,460 | 55,785 | 69,155 | 69,895 | + 740 |

6.35 Outside the monitoring period in September 2019, the council declared a Climate Emergency. This aims to make the council's activities carbon neutral by December 2025 and the wider borough carbon neutral by 2030 including raising awareness locally about climate change. As part of the Local Plan Update officers will also assess what actions can be implemented locally to reduce carbon emissions for new development in the borough in order to achieve the targets set as part of the Climate Emergency declaration. More information can be found via: www.basingstoke.gov.uk/climatechange.

6.36 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

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| 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. |

- 6.37 The council is required by law to review and assess the quality of the air in the borough against the national air quality objectives. In the borough, the main pollutant is nitrogen dioxide (NO₂) which primarily arises from the use of vehicles.
- 6.38 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 which change annually. Full information about air quality can be viewed in the council's [Air Quality Annual Status Report](#)⁴⁴ which was published in June 2018. Up to date information on national air quality is available by visiting <http://uk-air.defra.gov.uk/>.
- 6.39 In March 2018, The Department for Environment, Food and Rural Affairs (DEFRA) required BDBC 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 website⁴⁵.
- 6.40 As a result of the TFS, DEFRA instructed Hampshire County Council (HCC) and the borough council to evaluate the impact of reducing the speed limit along a very short section of the A339, between Black Dam Roundabout and the Chineham (A33) turn off to reduce emissions from vehicles travelling along that road. The council submitted sufficient evidence to DEFRA that the air quality in the area did not breach exposure levels for nitrogen dioxide, and that there was no need for the speed limit to be lowered. The government direction was subsequently withdrawn in July 2019.

6.7 Historic environment

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| 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 Overton Conservation Area Appraisal and Management Plan SPD was adopted during the monitoring period. Work is underway on the Old Basing and Whitchurch Conservation Area Appraisals. |

- 6.41 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

⁴⁴

<https://www.basingstoke.gov.uk/content/page/58083/Air%20Quality%20Annual%20Status%20Report%20ASR%202018.pdf>

⁴⁵ https://uk-air.defra.gov.uk/library/assets/documents/no2ten/Basingstoke_and_Deane_FINAL.pdf

supplementary planning guidance⁴⁶. Some small or neighbouring conservation areas share an appraisal.

6.42 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 Appraisal and Management Plan SPD⁴⁷ in 2015, the Kingsclere Conservation Area Appraisal and Management Plan SPD⁴⁸ was adopted in November 2017. The Overton Conservation Area Appraisal and Management Plan SPD⁴⁹ was adopted in January 2019.

6.43 The conservation area appraisals for Old Basing and Whitchurch are currently being reviewed, as set out below:

Table 6.5: Conservation areas under review during the 18/19 monitoring year

| Conservation Area | Review Status |
|-------------------|--|
| Whitchurch | Consultation took place outside of the monitoring year in July 2019. Adoption expected in Winter 2019. |
| Old Basing | Under review. Consultation with the local community expected in early 2020. |

6.44 More information on the borough's Historic Environment can be found in the council's Heritage SPD which was adopted by the council in March 2019⁵⁰. The SPD provides detailed guidance in relation to Policy EM11 and is a material consideration in the determination of planning applications including listed building applications.

⁴⁶ <https://www.basingstoke.gov.uk/conservationappraisals>

⁴⁷ <https://www.basingstoke.gov.uk/content/page/44210/Basingstoke%20Town.pdf>

⁴⁸

<https://www.basingstoke.gov.uk/content/page/60087/Kingsclere%20conservation%20Area%20Appraisal,%20Management%20Plan%20SPD%202017%20with%20Appendices.pdf>

⁴⁹

<https://www.basingstoke.gov.uk/content/page/59310/Overton%20Conservation%20Area%20Appraisal%20and%20Management%20Plan%20SPD.pdf>

⁵⁰ <https://www.basingstoke.gov.uk/heritage-spd>

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

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|---|
| 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"> • 17,808 m2 of gross employment floorspace (15,446 m2 net) was completed in the borough during the monitoring year. The net change in employment floorspace was a gain of 2,361m2. • There is 22.18 ha of available employment land in the borough (land within allocated strategic employment areas and with planning permission). This is a decrease of 5.56 ha over the position on 1 April 2018. |

- 7.2 The council monitors the creation and loss of employment floorspace and the amount of available employment land. These measures provide an indication of how well the local economy is functioning. It should be noted, however, that this data only provide a snapshot of the floorspace changes over the monitoring year and that when sites are redeveloped the initial loss and subsequent gain may be reported in different periods.

Change in amount of employment floorspace

- 7.3 A total of 17,808 m2 (gross) of new employment floorspace was completed during the monitoring year, which is a significant increase vis-à-vis the 939 m2 created last year. This new floorspace was primarily delivered on two sites:
- 6,667 m2 floorspace completed at Scott House in Basing View (Florence House); and
 - 10,050 m2 floorspace completed at Logistics City, Houndmills.

Table 7.1: Net change in employment floorspace (m2) (Source: Hampshire County Council)

| | B1 – Business | B2 – Industrial | B8 – Storage | B1-B8 | Total (m2) |
|--------------|---------------|-----------------|--------------|--------|---------------|
| Gross gains | 7,136 | 0 | 365 | 10,307 | 17,808 |
| Gross losses | 13,064 | 460 | 706 | 1,217 | 15,447 |
| Net change | -5,928 | -460 | -341 | +9,090 | +2,361 |

- 7.4 The completions at Basing View and Houndmills are both significant as they provide the sort of floorspace which has been identified as necessary in the council's Economic Needs Assessment 2018, namely high quality office accommodation and industrial/logistics floorspace. The completion of Scott House is especially noteworthy as it will help provide momentum for the wider regeneration of Basing View, a key Strategic Employment area in the centre of Basingstoke.
- 7.5 Table 7.2 shows where planning permission has been granted which would result in the loss of employment floorspace.

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

| Ref | Site Address | Summary of proposal | Est. floorspace loss (m2) | In a SEA (Y/N) | Reason for allowing |
|---|---|---|---------------------------|----------------|---|
| Loss of floorspace through office to residential permitted development | | | | | |
| 16/01362/GPDOFF | 1st and 2 nd Floor, Brackenwood House, Kimbell Road, Basingstoke | Notification of proposed change of use of class B1a to C3 comprising of 6 no. flats | 366 | Y | Permitted development rights. |
| 18/02398/GPDOFF | Global House, Victoria Street, Basingstoke | Proposed change of use of B1a office to C3 dwelling house, 40 flats. | 1202 | N | Permitted development rights. |
| Loss of employment floorspace to residential (not permitted development) | | | | | |
| 17/00965/FUL | Bank Top, Springhill Lane, St Mary Bourne | Erection of 8 no. dwellings following demolition of existing buildings | 706 | N | The business ceased trading in 2013, and whilst it had been marketed, the offers received for the site were all for residential use. It was also considered that the site was not in a suitable location for an industrial use. |
| 17/02279/FUL | The White Building, Kingsclere Road, Basingstoke | Conversion of White Building in order to create 96 residential units. | 7,800 | N | The principle of development had already been established via application 14/00865/OUT, and subsequent grant of reserved matters |

| | | | | | |
|---|---|--|------|---|--|
| | | | | | consent, 15/03667/RES. |
| 17/03792/FUL | Jays Works, Viables Lane, Basingstoke | Erection of 3 no. dwellings, detached double garage including alterations to access and associated site works following demolition of existing buildings | 460 | N | The delegated report considers that the principle of development is acceptable on the basis of policy SS1 in the ALP. |
| Changes of use from employment to other uses | | | | | |
| 16/01084/FUL | Unit A, The Loddon Centre, Wade Road, Basingstoke | Change of use from Industrial Warehousing (B2/B8) to Generating Plant (sui generis) | 1217 | Y | The site had been vacant for a number of years, and remained so despite having been refurbished. It had also been marketed for in excess of 6 months. The benefits of providing the energy generation facility also weighed in favour of granting consent. |
| 17/01705/FUL | Ringway House, Bell Road, Basingstoke | Change of use from office (Class B1(a)) to transport depot (sui generis) | 3088 | Y | The building was in an area largely characterised by industrial premises, making it undesirable for office accommodation. The building's level of occupancy had been steadily declining, and it had been vacant since 2014. Furthermore, the proposed use is very similar to B8, and could potentially be used for that purpose in the future. |
| 17/03881/FUL | The Barn, Bartons Lane, Basingstoke | Change of use from offices (B1), to letting rooms (C1), with staff accommodation over, and alterations to doors and window | 379 | N | The site is located outside of the settlement policy boundary and hence the employment use is not protected via policy EP2. Given the location of the site the relevant policy is EP4, which does not protect existing employment uses in rural areas. Consequently there is no policy protection for the use in question in |

| | | | | | |
|---------------------|--|---------------------------------|-----|---|---|
| | | | | | this location. Proposal is also supported by policy EP5. |
| 18/01356/FUL | Unit F, Loddon Business Centre, Roentgen Road, Basingstoke | Change of use from B1 to D1 use | 229 | Y | The delegated report states that proposal would allow for the relocation of an existing business currently situated within Basing View to remain within the Basingstoke area and would therefore comply with policy EP2. The report also refers to problems with letting the units in the Loddon Business Centre for industrial/storage uses. |

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 2019 was 22.18ha, a decrease of 5.56ha from the previous monitoring year, amounting to a 20% reduction.

7.7 The decrease was primarily the result of changes to three sites:

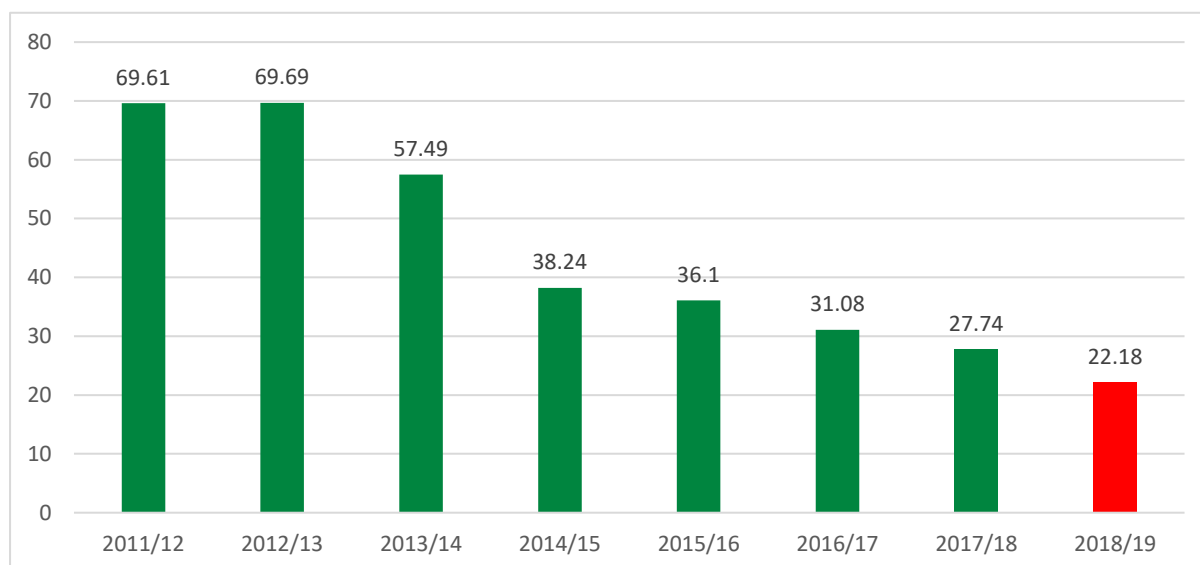
- 2.2 hectares of employment land has been lost within Basing View in order to provide the Village hotel. While this results in a loss of potential employment land, this development will provide considerable benefits for Basing View as a whole, and will help to support the regeneration of the area.
- 0.71 hectares have been lost at Armstrong House, where a consent for additional floorspace has now lapsed.
- 2.05ha at the former MacMillan site, where the new 'Logistics City' development has now been completed. This is reflective of how the successful delivery of new premises has a knock-on effect on the amount of available employment land.

Table 7.3: Comparison of the total amount of employment land available by type in 2017, 2018 and 2019 (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 ⁵¹ | 31.08 |
| March 2018 | 10.57 | 11 | 0 | 0 | 0.28 | 0.69 | 5.20 | 27.74 |
| March 2019 | 9.86 | 7.93 | 0 | 0 | 0.89 | 0.54 | 2.96 | 22.18 |

⁵¹ 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 continuing to decline, the consequences of this for the borough’s economy are mitigated somewhat by the scope for intensification on existing employment sites. In this regard, the council’s Economic Needs Assessment (2018) concluded that there is broadly sufficient office space to meet demand over the Plan period. However, the ENA concludes that there is a modest requirement for additional industrial floorspace.
- 7.9 Furthermore, there is a requirement to provide new storage and distribution floorspace and this need cannot be met by the council’s existing Strategic Employment Allocations. However, the Local Plan does contain a policy against which relevant applications for storage and distribution floorspace can be considered outside allocated employment land, should such proposals come forward.
- 7.10 Through the production of the Local Plan Update the council will need to update the ENA and then assess whether additional employment land should be allocated in order to meet the needs identified. If additional land is needed then it will also be important to establish the most appropriate location for any such allocation(s) and consider how it fits with the borough’s economy more generally and any new spatial strategy..

Vacancy rates

- 7.11 Last year’s AMR included data about the vacancy rates for office buildings and buildings in industrial/storage and distribution use, which were identified as 16% and 5% respectively (at August 2018).
- 7.12 These figures have not been updated in this AMR, as it is considered that they are best reviewed over a longer time period to ensure that they are not distorted by changes that have occurred to individual buildings. They will be reviewed in a more comprehensive manner as part of the new Economic Needs Assessment which will be produced in 2020 as part of the evidence base for the Local Plan Update.

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 has been a marked increase in the number of jobs provided in the borough, exceeding the Local Plan job creation target. • The borough continues to have a very low unemployment rate. |

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

7.14 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.

7.15 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.

7.16 This year has seen a marked rise in the number of employees and people in employment, both in terms of the single year figure (compared with last year) and the 3 year rolling average. In terms of looking at the underlying causes for this rise, the data on the NOMIS website (which sets out the official labour market statistics) illustrates that the industrial sector (i.e. encompassing manufacturing and logistics) is unchanged, as is the retail sector. The sectors which are generating the rise in the job numbers appear to be service related jobs, information and communication, professional services, and administrative and support services. It should be recognised that the borough has a very low unemployment rate, with a claimant count of 1.6% in October 2019. The council will continue to monitor the change annually.

7.17 Table 7.4 shows the number of employees and employment data. An employee is defined as anyone aged 16 years or over that is paid directly from the payroll, in return for carrying out a full-time or part-time job or being on a training scheme. Employment includes employees plus the number of working owners who receive drawings or a share of the profits. A three year moving average is also detailed to show trends in employees and employment over time.

Table 7.4: BRES data for employees and employment (Source: BRES, 2018⁵²)

| 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 |
| 2018 | 86,200 | 83,700 | +2,500 | 88,700 | 85,900 | +2,800 |

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 including residential (300 units). |
| Relevant Policies |
| SS8 (Basing View) |
| Outcome |
| <ul style="list-style-type: none"> The completion of 6,667sqm of new office floorspace at the Florence Building (Former Scott House) was recorded. This was let in December 2018. Planning applications were approved for a new hotel and a further 11,000sqm of office floorspace in the monitoring year |

7.18 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.

7.19 The vision for Basing View includes a mix of new office space, a business class hotel; and other supporting facilities to ensure Basing View operates as 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

⁵² Source:

<https://www.nomisweb.co.uk/query/construct/summary.asp?mode=construct&version=0&dataset=189>

in the long term future of Basing View. Basing View was designated as an Enterprise Zone on 1 April 2017.

7.20 As of 31 March 2019, 6,667sqm of floorspace had been completed at the Florence Building (Land at Former Scott House) (Plot O). Florence House is located in the mid-town sub-area of Basing View and was let to Sovereign Housing Association in December 2018.

7.21 Two major planning applications were approved within Basing View during the monitoring year. These related to:

- A new hotel on Plot W, in the mid-town sub-area of the site, which was approved in June 2018 (17/04186/FUL). The permission included 153 bedrooms and supporting facilities including a business hub, health and fitness club, bar, restaurant and coffee shop. The site was under construction at 31 March 2019 and is expected to complete in February 2020.
- New offices at Plots K and K1 (to the west of Florence House) (17/04197/OUT) were approved in July 2018. 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. As of 31 March 2019, the site had been cleared in order to prepare for construction and the building detailed in full had been pre-let to Eli Lilly. Construction is expected to be complete in October 2020.

7.22 Two further major planning applications were submitted on Basing View during the monitoring year, these related to:

- Land at Former Loddon House (Plot K) (19/02319/FUL) for a new five storey office building which would create 5,700sqm of office floor space. The principle of the new office block had been approved by 17/04197/OUT (see above), with this full application seeking approval of detailed matters in relation to the office block to the north of the site, named Benchmark. Determination is expected outside of the monitoring year in November 2019.
- Mountbatten House (19/01860/FUL) for the refurbishment and renovation of the existing office accommodation including the change of use for part of the third floor from office to café. This application was approved outside of the monitoring period in October 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"> • 15,000sqm of new retail floorspace was constructed at St Michael's Retail Park over the monitoring year. • Local Plan policy provided flexibility to allow non-retail uses in the town and district centres in appropriate locations where it was demonstrated that they would not undermine the vitality, viability or character of the centre.. |

- A number of planning applications were permitted for retail uses outside the designated centres. This included an application for 5,300sqm of additional floorspace on mezzanine floors within the existing units at Brighton Hill Retail Park.

7.23 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

7.24 15,000sqm of retail floorspace was constructed as part of the new St Michael's Retail Park over the monitoring year. This is predominantly comparison floorspace but also includes an Aldi store. This had originally received planning permission in September 2017 (16/04208/FUL), though a number of planning applications have subsequently been approved to vary conditions and change the configuration of the units.

Consents

Changes to retail floorspace in designated centres

7.25 Paragraph 85 of the NPPF states that 'Planning should promote long-term vitality and viability of town centres - by allowing them to grow and diversify in a way that can respond to rapid changes in the retail and leisure industries, allows a suitable mix of uses (including housing) and reflects their distinctive characters'.

7.26 The following table shows the planning applications approved for changes of use within the designated town centres. These decisions show that Local Plan policy is allowing centres to change and diversify where it would not harm vitality or viability.

7.27 Two planning applications were approved for non-A1 (shop) uses in the Basingstoke primary shopping frontage, contrary to policy. In both cases, it was demonstrated that the units had been vacant for a considerable time (and marketed for A1 uses), and detailed assessments concluded that the proposals would not harm vitality or viability of the relevant frontages.

Table 7.5: Permissions for new retail floorspace in Town, District or Local Centres, and in line with development plan allocations.

| Permissions affecting floorspace within Town, District or Local Centres | | | | |
|---|------------------------------|--|-------------------------|--|
| Planning Application reference | Site Address | Proposal (abridged description) | Retail designation | Reason allowed |
| 18/01331/RET | 9 Winchester Street, Overton | Change of use from shop to mixed shop/cafe | Overton district centre | Diversification of unit. Determined that it would not harm vitality or viability of the centre and would comply with Policy EP3. |

| | | | | |
|--------------|--|--|-----------------------------------|---|
| 18/01880/FUL | Sanctuary, London Street, Basingstoke | Change of use from A3/A4 to A1/A2 with residential at rear of ground floor and above. | Secondary shopping frontage | Total commercial space reduced (due to new flats) but 55m ² of new A1/A2 floorspace at front of unit to retain active frontage. Proposal would therefore comply with Policy EP3. |
| 18/01685/FUL | Rear of 1 Market Place, Basingstoke | Change of use of office to tattoo studio | Secondary shopping frontage | Unit did not front onto Market Place. Recognised that tattoo studio is complementary to town centres by providing increased activity and footfall. Proposal would therefore comply with Policy EP3. |
| 18/03046/RET | 36 Winchester Street, Basingstoke | Change of use from sui- generis (beauty salon) to D1 use (massage) | Secondary shopping frontage | Proposal affected a small unit which was mostly at first floor level so would not compromise vitality or viability of town centre. Proposal would therefore comply with Policy EP3. |
| 18/02637/FUL | Unit R7, Festival Place, Basingstoke | Change of use from A1 (retail) to mixed use A1/A3 | Primary shopping frontage | A1 use retained. Proposal would therefore comply with Policy EP3. |
| 18/01569/FUL | 5-6 New Street, Basingstoke | Change of use of part of A2 unit to 3 dwellings. | Secondary shopping frontage | Retained commercial space (albeit a smaller unit) on the New Street frontage, so did not impact upon vitality or viability. Proposal would therefore comply with Policy EP3. |
| 18/02077/FUL | 1 Feathers Lane, Basingstoke | Change of use from mixed A1/A3 to A3 (restaurant/café) | Secondary shopping frontage | Within secondary shopping frontage. Use would not undermine vitality and viability of Town Centre and proposal would comply with Policy EP3. |
| 18/02636/FUL | 4 Kensington House, Festival Place, Basingstoke | Change of use from A1 to A1/A3 | Primary shopping frontage | A1 use retained. Proposal would therefore comply with Policy EP3. |
| 18/03645/FUL | 2 Winchester Street, Basingstoke | Change of use from A2 to A3 on ground floor and flats above. | Secondary shopping frontage | A3 use would be suitable in frontage. Proposal would therefore comply with Policy EP3. |

| Approved contrary to Development Plan | | | | |
|---------------------------------------|--|---|---------------------------|---|
| 18/03034/FUL | 1 Loddon Mall, Basingstoke | Change of use from A1 to sun bed tanning salon | Primary shopping frontage | Use contrary to Policy EP3 but found to be acceptable as it would introduce a commercial use into a long term vacant unit and increase footfall. |
| 18/01479/FUL | 18-19 Chelsea House, Festival Place, Basingstoke | Change of use from A2 (Financial) to D2 (Orthodontic) | Primary shopping frontage | The non-A1 use would be contrary to policy in this location. However the decision-maker gave weight to the long term vacancy of the unit (and their inability to find a retail occupier), the specific nature of the use, and the transitional character of the area (between the primary and secondary frontages). |

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 in other locations 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 in table 7.6 below.

Table 7.6: 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 centre locations | | | | |
| 17/03964/ROC | St Michael's Retail Park | Variation of conditions to allow, inter alia, the sub-division of one unit selling bulky goods, and to allow the consented Aldi store to increase the number of product ranges from 1,600 to 2,000. | Nil | The sub-division was permitted because the applicant was able to satisfy the sequential test, and there was no increase in floorspace, so no greater impact. Although the product range at Aldi was allowed to increase, the proposal did not result in any increase in convenience floorspace. |
| 18/01559/FUL | Land at former Co-op, | Demolition of existing buildings | Nil | Replacement of former Budgens food store. The application was |

| | | | | |
|--------------|----------------------------|--|-------|--|
| | Winklebury Way | and erection of a Class A1 foodstore | | considered acceptable in retail terms as it resulted in no net new retail floorspace. |
| 17/00383/FUL | Brighton Hill Retail Park | Installation of mezzanine floorspace | 5,300 | The development passed the sequential test as it was recognised that the proposal was not for new standalone floorspace, and the new floorspace was to meet the existing operators' needs. The proposal was supported by a detailed impact assessment which demonstrated that it would not have a significant adverse impact upon centres. |
| 17/04197/OUT | Plot K and K1, Basing View | Office development with ancillary retail | 249 | This detailed plans for building K1 include a small area of A1/A3 uses on the ground floor. This is in accordance with Local Plan Policy SS8 (Basing View) which supports the provision of complementary uses such as retail, and directs such uses to the Midtown part of Basing View. |

7.5 Rural economy

| |
|--|
| Target |
| Development proposals for economic uses, including rural tourism, in the countryside will be permitted where they accord with policy EP4 or EP5. |
| Relevant Policies |
| EP4 (Rural Economy), EP5 (Rural Tourism) |
| Outcome |
| <ul style="list-style-type: none"> 31 planning applications were granted that support economic development in the countryside. |

7.29 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 7.7: Permission granted for rural economy sites during the monitoring year.

| Planning Application reference | Site Address | Proposal |
|--------------------------------|---|---------------------------------------|
| 14/00729/FUL | Land At Butlers Copse, The Holt, Ashford Hill | Erection of oak framed shooting lodge |

| | | |
|--------------|---|---|
| 15/03639/OUT | Gay Dog Kennels, Berrywood Lane, Bradley | Outline planning application for the erection of up to 7 no. dwellings, extension to the residential land of the property known as The Bungalow, open space, landscaping and associated works following demolition of existing kennel buildings |
| 18/01310/FUL | Chilton Manor Farm, Farleigh Road, Chilton Candover | Conversion and change of use of part of existing barn to B1 Use for coffee production business |
| 17/03972/FUL | The Bombay Sapphire Distillery, Laverstoke Mill, London Road, Laverstoke | Change of use of Building 18 to ground floor cafe, and first floor storage areas, with associated internal and external alterations |
| 18/00959/FUL | Land At Stratfield Turgis And Hartley Wespall Cricket Club, Turgis Green | Change of Use from Agricultural to D2 Assembly & Leisure use and install a cricket net practice facility thereon |
| 18/00590/FUL | Wellington Arms Hotel, Stratfield Turgis | Refurbishment works to the interior and exterior of main hotel buildings, public house and function room |
| 18/00446/FUL | Unit B Fosters Business Park, Old School Road | Change of use from B8, storage and distribution, to B2 Motor Vehicle Repairs & MOT |
| 18/01450/FUL | Land At Greenacres Nursery, Aldermaston Road, Pamber Green, Tadley | Use of part of the site as a hand car wash and siting of 3m shipping container. |
| 18/02056/FUL | Home Farm, New Street, Stratfield Saye. | Conversion of former agricultural building to flexible commercial use, D2, A1 and A3. Erection of single storey rear extension and installation of roof lights. Associated landscaping and car parking |
| 18/01534/FUL | Sheardown Farm, Malshanger | Construction of a steel portal framed building, including cladding to one side of existing building |
| 18/02961/FUL | The Stables, Tufton Warren Farm, Tufton Warren, Whitchurch | Change of use and conversion of former stables to honeymoon suite and bridal preparation area with ancillary house keeping and storage facilities utilising existing access and associated works |
| 18/02292/FUL | The Lodge, Little London Road, Silchester | Demolition of two existing outbuildings, change of use from residential and equestrian use to use for educational and respite therapy, and erection of a 1.8m high fence, bin store and cycle shelter |
| 18/02436/RET | Audleys Wood Hotel, Alton Road, Winslade | Removal of condition no. 5 of BDB/73056 to allow permanent retention of marquee |
| 18/02453/FUL | The Old Woodyard, Bidden Road, Upton Grey | Erection of a single storey extension to existing offices |
| 18/02530/FUL | Oakley Farm, Oakley Farm House, Andover Road, Wash Water, Newbury | Erection of a steel framed agricultural building and new hard standing turning/loading area |

| | | |
|--------------|--|---|
| 18/02602/FUL | Goddards Farm, Goddards Lane, Sherfield-On-Loddon | Erection of a replacement agricultural building (part retrospective) |
| 18/01746/FUL | Land At Dummer Down Farm, Duxford Lane, Dummer | Erection of a new commercial building for the production of bespoke cakes (Under Use Class B1/B2), following part-demolition of existing building |
| 18/02710/FUL | Land At Part Of Pensdell Farm, Farleigh Road, Cliddesden | Change of use of land from agricultural to use for dog agility and installation of an arena (part retrospective) |
| 18/02667/FUL | The Barn, Southfield Farm, Micheldever Road, Whitchurch | Change of use of existing industrial unit to provide gymnasium (Use Class D2) |
| 18/02192/FUL | Cottismore Garden Centre, Newbury Road, Kingsclere | Change of use from former garden centre to contractor's yard and associated alterations |
| 18/01745/FUL | Land At Dummer Down Farm, Duxford Lane, Dummer | Erection of a new light industrial building following demolition of existing barn for B2+B8 Use Class (amendment to approval 16/00486/FUL) |
| 18/02442/FUL | Overton Mill, Papermill Lane, Overton | Installation of a 5.1 metre diameter, 7 metre High Tank for Water and Stock (non hazardous) |
| 18/02435/FUL | Church Field, Land At OS Ref 468719 150901, St Marys Church Road, Mapledurwell | Change of use of land from agricultural to a dog exercise area, with associated parking and erection of a 1.8m high fence |
| 18/01573/FUL | Frenches Farm, Little London | Creation of a riding arena with a 1.37m high fence |
| 18/01725/ROC | Laverstoke Mill, The Bombay Sapphire Distillery, London Road, Laverstoke | Variation of condition 6 of planning permission 17/03972/FUL to allow alternative food covers/additional seating provided within the main courtyard |
| 18/03140/RET | Plantation Farm, Rectory Lane, Wolverton | Change of use of redundant agricultural buildings to equestrian use and use of adjoining paddocks for the keeping horses (Retrospective) |
| 18/03491/FUL | Coombe Farm, Church Lane, Baughurst | Erection of a new hay barn |
| 18/03733/FUL | Field To The South Of, Rectory Road, Oakley | Erection of agricultural store |
| 18/03603/FUL | Chilton Manor Farm, Farleigh Road, Chilton Candover | Change of use of existing redundant agricultural building to cafe (A3), to include internal and external alterations, landscaping, pedestrian crossings and parking areas |
| 18/03310/FUL | Former Caravan Site, Picket Piece | Change of use of land from use as a caravan storage area to use for the siting of self-storage shipping containers, with erection of a 1.5m high fence and a gate on the southern boundary, and erection of a CCTV camera on a 5m high pole |
| 18/03607/FUL | Coombe Farm, Church Lane, Baughurst | Erection of a new hay barn |

7.30 A small number of planning applications for employment uses were refused in rural locations (outside of the SPB) during the monitoring year, these are listed in table 7.8 below.

Table 7.8: Refused applications pertaining to the rural economy

| Planning Application reference | Site Address | Proposal | Reason for Refusal |
|---------------------------------------|---|--|---|
| 17/02666/FUL | Land South Of Berry Court Solar Farm, New Road, Little London | Continued use of agricultural land for the secure storage of touring caravans and motorhomes; retention fence upon earth bund and retention of extended hardstanding and erection of 12 x 4m high poles to mount CCTV / lights | The use does not have a locational need to be in the countryside and the application is not for continuing sustainability or expansion of an existing business therefore it was not considered to meet criterion d) of EP4. |
| 17/03772/FUL | The Purefoy Arms, Alresford Road, Preston Candover | Alterations to first floor to provide 2 no. letting rooms and erection of two storey extension and alteration of the redundant storage buildings to provide 2 no. three bed dwellings with associated parking | The proposal would result in the loss of the outbuildings and would prevent the opportunity for any future redevelopment of these buildings into another use associated with the Public House which would harm the long term viability of the Public House. |
| 18/01773/FUL | Land At Denning Wood, Upper Wyke Lane, St Mary Bourne | Change of use of oak framed barn to a two bed holiday home and associated works. | Refusal related to Policy EM4 (Biodiversity) and EM1 (Landscape). |
| 18/02211/FUL | Land At Common Road, Headley | Erection of Agricultural barn | It was unclear if the site formed part of a larger agricultural holding, and without justification, it was considered that the proposed barn was of a scale that would be inappropriate and not be in compliance with Policy EP4. |

7.31 Policy EP5 (Rural Tourism) supports proposals for tourism development in the countryside provided they meet the appropriate criterion in the policy. Planning applications relating to rural tourism applications are listed in Table 7.9 below. Two planning applications listed in table 7.8 were refused also relate to Rural Tourism, these are The Purefoy Arms (17/03772/FUL) and Land at Denning Wood (18/01773/FUL)

Table 7.9: Rural Tourism

| Planning Application reference | Site Address | Proposal | Decision | Reason for decision: |
|--------------------------------|--|--|----------|--|
| 18/00590/FUL | Wellington Arms Hotel, Stratfield Turgis | Refurbishment works to the interior and exterior of main hotel buildings, public house and function room | Approved | The proposal would be in accordance with criteria c), d), f), g), h) and i) of policy EP4. |

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 Map⁵³.

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.

⁵³ 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"> • 23 planning applications were granted that would result in additional or enhanced community facilities or local services • Four planning applications were granted for the loss of essential facilities or services during the monitoring year. All schemes were policy compliant as their loss was justified under policy CN7 or CN8. |

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 |
|--------------------------------|--|---------------------------|-------------------------------|---------------------------|--|
| 18/00959/FUL | Land At Stratfield Turgis And Hartley Wespall Cricket Club | Agricultural | D2 (Assembly And Leisure use) | N | Complies with Policy CN8 as it would improve facilities at existing cricket club by providing cricket practice nets. |
| 18/01156/FUL | Unit E, Neville Court, Armstrong Road | B1c (Office use) | D2 (Assembly And Leisure use) | Y | Complies with Policy CN8, as would provide community benefit. |
| 18/02667/FUL | The Barn, Southfield Farm, Whitchurch | B1 (light industrial use) | D2 (gymnasium) | N | Complies with Policy CN8 as would be providing new facilities in a suitable location. |

| | | | | | |
|--------------|------------------------------------|-----------------------|--------------------------------------|---|---|
| 18/01331/RET | 9 Winchester Street Overton | A1 (retail) | A3, A4 and A5 (mixed use shop/cafe) | Y | Retail element is retained and would not harm the vitality and viability and therefore in accordance with Policy CN7. |
| 18/01914/FUL | First Floor, Yard House, May Place | Class B1 (offices) | Class D2 use (assembly and leisure) | Y | Expansion of existing escape room premises and therefore would improve and maintain capacity of facilities and in compliance with Policy CN8. |
| 17/00103/FUL | Land At 456656 155228, Ibworth | Agricultural land | Green burial site | N | Complies with CN7 as the nature of the new facility would expect to be in a rural location and not within or edge of settlement. |
| 18/00448/FUL | East Barn Surgery, Lychpit | D1 (dental surgery) | A1 (hair salon) | Y | Complies with CN7 as applicant demonstrated that dental surgery was no longer needed or viable and new retail use would sustain vitality. |
| 18/02056/FUL | Home Farm, Stratfield Saye | Agricultural building | D2, A1 and A3 | N | Would involve the creation of new facilities and services (providing a yoga room and Pilates studio and juice bar). |

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

| Planning application reference | Site Address | Proposal | In settlement? | Reason permitted |
|--------------------------------|---|--|----------------|---|
| 16/04110/OUT | Land South of Cranes Road | Outline application for 18 dwellings and land safeguarded for new shop (A1 use class, 111 square meters) | Y | Policy SSJ3 (of the Sherborne St John Neighbourhood Plan) identifies site as an allocation in plan and requires any scheme on site to safeguard land for new shop unit. |
| 18/03659/FUL | Area J And S, Land At Park Prewett Hospital | Use of vacant retail units to provide community floorspace | Y | Retail units had been marketed with limited interest. Community use would increase footfall and would improve the quality and capacity of facilities valued by the community. |
| 18/03586/GPD SCH | 105 - 107 Cliddesden Road, | Notification of proposed change of use from Hotel (Class C1) to | Y | Allowed via permitted development rights, and could not be tested against development plan policies. |

| | | | | |
|--------------|---|--|---|--|
| | Basingstoke | Registered Nursery (Class D1) | | |
| 15/03090/FUL | Bishopswood Golf Course | Part two and part three storey 120 bedroom care home (Class C2) with visitors lounges/ Dining rooms, day centre and ancillary facilities. | N | Complies with Policy CN7, as a care needs assessment was submitted with the application which provided evidence of need for facility. |
| 17/04186/FUL | Land At Plot W, Basing View | Erection of a six storey hotel (Use Class C1) with associated leisure uses, car parking and landscaping | Y | Would provide health and fitness facilities including a swimming pool, gym and fitness studio, the application was supported by a leisure impact assessment which identified no conflict with existing facilities. |
| 18/01131/CC3 | Burnham Copse Primary School, Tadley | Retrospective permission for the permanent siting of a modular classroom for use as a pre-school and school room | Y | Proposal would improve current facilities and provision at the school. |
| 17/03769/FUL | Toby Carvery Down Grange House, Basingstoke | Refurbishment of the existing licensed public house involving various internal and external alterations | Y | The proposed refurbishment would provide new drinking/dining area and improve current provision. |
| 17/01722/FUL | The Island Site, Beggarwood Lane | Erection of 70 no. bed care home, 28 no. bed specialist care facility, 40 no. retirement living apartments, a public house and a dental surgery. | N | Inclusion of the public house and dental surgery comply with Policy CN7 as it was evidenced that there was lack of provision locally and this would be improving capacity and offer for the local community. |
| 17/03824/FUL | Dove House School, Basingstoke | Proposed extension to existing covered sports pitch to provide changing facilities, fitness room and classroom. | Y | Complies with CN8 as it is a community facility and would enhance the facilities at the school. |
| 18/01309/FUL | Hampshire FA Headquarters, Winklebury Way | Construction of an external 3G artificial turf pitch with fencing, floodlighting and a storage container | Y | Complies with Policy CN8 as the proposed works would retain and improve the existing facilities which could then be used all year round, rather than seasonally. |
| 18/00590/FUL | Wellington Arms Hotel, | Refurbishment works to the interior and exterior of main hotel buildings, | N | Public house aspect covered by CN7, and would improve essential facilities provided on site. . |

| | | | | |
|--------------|--|---|---|--|
| | Stratfield Turgis | public house and function room. | | |
| 17/02621/FUL | Worting House, Basingstoke | Erection of an office building and a gym/fitness centre, with associated access and car parking, and re-surfacing of the existing courtyard, following demolition of two outbuildings | Y | Complies with CN8 as Gym/fitness centre would provide a complementary facility to the business park. Information also provided on viability to ensure the facility could be sustained. |
| 18/00217/FUL | Pitch And Putt, Basingstoke Leisure Park | Extension and upgrade of existing mini golf course | Y | Complies with CN8 as it would extend the existing mini golf course and improve offer and capacity. |
| 18/01961/LBC | Burghclere Parish Hall | Alterations to club room consisting of new kitchen, disabled washroom, archive store in lean-to. | Y | The proposed alterations would improve the existing facilities on offer and would improve access to the club room. |
| 19/00158/FUL | East End Cricket Club, RG20 0AP | Installation of twin lane artificial cricket practice net. | N | Complies with CN8, as it improves the club's capacity to offer coaching, retaining and improving the recreational facilities offered. |

8.3 Four planning applications were granted during the monitoring year which related to the loss of an essential facility:

- Kings School, Basingstoke (18/02735/PIP) where permission in principle was granted for 9 residential units. The applicant submitted supporting evidence including information which detailed the marketing exercises undertaken and financial accounts which demonstrated that the school was no longer viable and the loss could be justified under Policy CN7.
- The Courtyard at the Lychpit Centre (18/00612/FUL) where permission was granted for change of use from D1 (Non-residential institution) to A1-A5 uses (retail and restaurant use). A marketing report was submitted which demonstrated the building had been disused for more than 12 months following the closure of the children's centre. The applicant demonstrated that the existing building was no longer needed and it was no longer practical or viable to retain. The proposal complied with criteria a) and b) of Policy CN7.
- East Barn Surgery, Great Binfields Road (18/00448/FUL) where permission was granted for the change of use from dental surgery (Use Class D1) to hair salon (Use Class A1). A marketing report was submitted which demonstrated that the dental surgery was disused and had been unoccupied for over 12 months, with 3 alternative dental surgeries available within a 1 mile radius. The proposal complied with CN7 criteria a) and b) as the applicant had demonstrate that the dental surgery was no longer needed and no longer viable and practical to retain.
- Methodist Chapel, St Mary Bourne (18/00784/FUL) for the conversion of Methodist Chapel to dwelling. The Methodist chapel closed in 2005 and has not

been available for community use since. No evidence of the marketing of the building for community use was provided, however it was considered that the applicant had demonstrated that adequate alternative provision existed within the village and that the proposal was therefore compliant with Policy CN7.

- 8.4 No planning appeal decisions were issued during the monitoring year which related to the loss of essential facilities. However, one planning appeal was allowed on appeal for a new facility. This was for the erection of a restaurant/public house at Land at Carpenters Down (17/00380/FUL). The application was refused by the council due to the loss of open green amenity space and a lack of sequential test to demonstrate the development could not have been located within a suitable and available centre or edge of centre location, due to the main town centre use proposed. The inspector concluded that the site represented a sequentially appropriate location for a town centre use. The Inspector also cited that there would be no harmful loss of green space and that the proposed site would complement the local offer and present a benefit of an additional community facility therefore complying with Local Plan policies.

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. |

8.5 As a result of updated planning legislation the council will be required to produce Infrastructure Funding Statements (IFS) which will provide further information on the operation of CIL, planning obligations secured via section 106 Agreements, etc. The first Infrastructure Funding Statement will cover the period 1 April 2019 to 31 March 2020 and will be published on the council's website by 31 December 2020.

Transport

- 8.6 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.
- 8.7 During the monitoring year, one footpath improvement scheme was completed by Hampshire County Council. This was in June 2018 and involved improvements for non-motorised users involving the National Cycle Network from Chineham to Basingstoke Town Centre, it involved resurfacing the footpath and converting it to a shared use footway./cycleway route⁵⁴.
- 8.8 One transport improvement scheme commenced during the monitoring year and involved further improvements related to the A33, the components of this work can be viewed in table 8.3 below

Table 8.3: Infrastructure works commenced during the monitoring year

| Infrastructure | Work Commenced during the monitoring year | Expected completion | Cost |
|----------------|---|---------------------|---------------|
| A33 | <ul style="list-style-type: none"> Widening of Thornhill Way to provide an additional right-turn lane, Junction resurfacing; and The renewal of the traffic signals. | July 2019 | £1.35 million |

⁵⁴ <https://www.hants.gov.uk/transport/transportchemes/chinehamtotowncentre>

Education

8.9 One planning application relating to a school in the borough was approved by Hampshire County Council, as the Education Authority, over the monitoring year. This was at Burnham Copse Primary School, for the permanent siting of a modular classroom for use as a pre-school and school room.

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

Table 8.4: Consents on school sites during the monitoring year

| Planning Reference | Address | Proposal |
|--------------------|--|--|
| 17/03824/FUL | Dove House School, Sutton Road, RG21 5SU | Extension to existing covered sports pitch to provide changing facilities, fitness room and classroom. |
| 19/00182/FUL | Overton C Of E Primary School, Court Drove, Overton, RG25 3ES | Creation of new pedestrian access to existing swimming pool compound, comprising fenced pathway and gated access to public highway |
| 18/01376/LBC | Sherfield School, Sherfield On Loddon, Hook, Hampshire, RG27 0HU | Erection of single-storey rear extension to existing dining hall, internal and external alterations. |

Sports

8.11 The council used S106 contributions to fund various improvements to sports facilities during the monitoring year. These included improvements at:

- The Vyne School, Basingstoke for an artificial grass pitch.
- Testbourne School, Whitchurch for an artificial grass pitch
- The pavilion at Totally Tennis, War Memorial Park.
- Football stand at Barlow's Park, Tadley.
- The tennis courts at Stratton Park, Kempshott.

Community facilities

8.12 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 Kempshott Village Hall and Sherfield on Loddon Village Hall).

Public open space and play

8.13 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

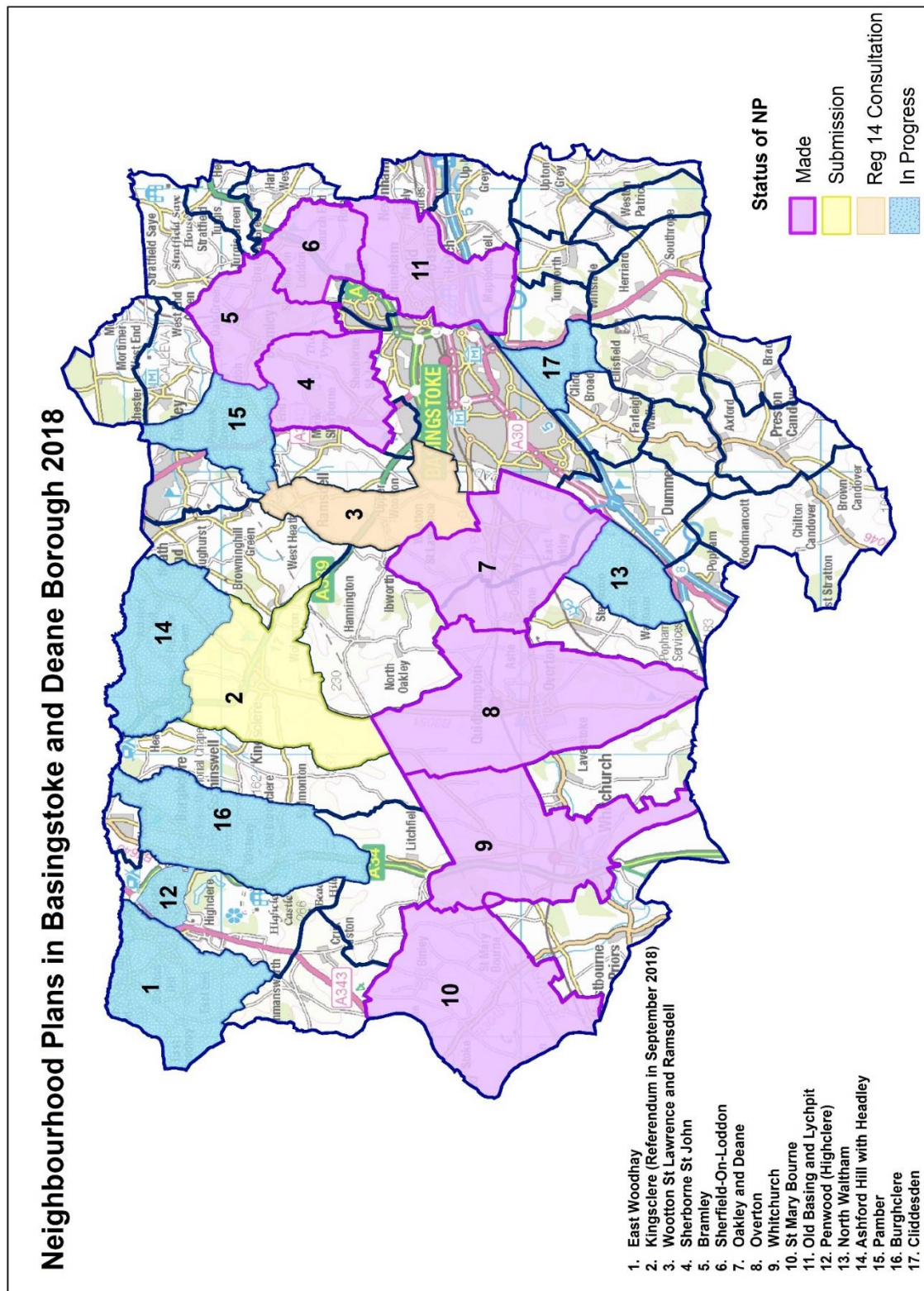
If you would like to be kept up to date with notifications regarding development plan documents and the progress of the Local Plan Update in Basingstoke and Deane, please join our consultation database.

You can join by:

- Emailing Local.Plan@basingstoke.gov.uk
- Visit our website www.basingstoke.gov.uk/planning-policy-consultations or www.basingstoke.gov.uk/lpu-newsletters.
- Telephone: 01256 844844

Appendices

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



Appendix 2: Withdrawn planning policy documents

The following policy documents were withdrawn, following the adoption of the new SPDs in the borough:

- Affordable Housing SPD (2007)
- Aldermaston Road Planning and Disposal Brief (June 2005)
- Basingstoke Environmental Strategy for Transport (BEST) (1999)
- Buildings of Local Interest SPG (2003)
- Central Area Action Plan (October 2003).
- Central Car Park Development Brief (October 2001)
- Design and Sustainability SPD, including updates and appendices (2012)
- Hampshire Parking Strategy and Standards (2002)
- Housing Mix and Lifetime Mobility Standards SPD (2007)
- Landscape and Biodiversity SPD (2008)
- Listed Buildings Supplementary Planning Guidance (2003)
- Mulfords Hill, Tadley Development Brief (2007)
- Non-residential cycle parking and motorcycle parking standards
- Non-residential parking standards (2003)
- North Basingstoke Action Plan (July 2003)
- Residential car parking standards (2008 with updates in December 2012)
- Upper New Road Basingstoke Design Guidance

Appendix 3: Adopted Local Plan 2011-2029 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 2018/19 (Base date of 1 April 2019)

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | Unlikely within Plan period | Net Total | |
|--|-----------------------|-------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|-----------------------------|-----------|---|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | | | |
| Total Completions 2011-2019 | | | | | | | | | | | | | | | | | |
| | | | | 5005 | | | | | | | | | | | | | |
| Sites with Planning Permission | | | | | | | | | | | | | | | | | |
| Large site commitments (10 or more units) | | | | | | | | | | | | | | | | | |
| North of Popley/ Merton Rise | DET | Basingstoke | 335 | | | 100 | 100 | 100 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | <p>The site has detailed planning permission and is under construction. It meets the deliverability tests as set out in the NPPF. The whole site was allocated for residential development in the Borough's Local Plan (1996-2011) and gained outline permission for 784 units (BDB73174) in 2012. 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. Phases 4 is complete and phase 6 is due to be completed at the end of 2019. A reserved matters application for phase 2a (40 units) was approved in January 2017 (15/02040/RES). An application for Phase 2b (98 units) was approved in October 2018 (17/04139/RES). 60 units were completed in 2016/17, 75 in 2017/18 and 103 in 2018/19 leading to 455 completions overall. The predicted completion rates reflect starts on site (67 starts at April 2019) and also the information provided by</p> |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|---------------------------|-----------------------|-------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|---|---|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| | | | | | | | | | | | | | | | | | the developer (building in sales and completion rates) through the site monitoring consultation. Persimmon have confirmed that the site remains deliverable. Ground works have commenced for both Phases 2A and 2B. From Phase 2A 40 units are expected to complete in 2019/20 with 40 units also anticipated from 2B and a further 58 from 2B in 2020/21. The remaining dwellings on Phase 2C (120 dwellings and the last phase of the outline permission) did not have detailed consent as of 31 March 2019, but will be brought forward in line with the phased approach to the site. Persimmon have stated that Phase 2C will be brought forward for 146 units at a suggested phasing of 20 units in 2019/20, 50 in 2020/21, 50 in 2021/22 and 28 in 2022/23. A reserved matters application is due to be submitted by the end of 2019. The predicted completion rates are based on Persimmon's response, past delivery rates, starts on site etc and are considered reasonable for the purposes of land supply. There is clear evidence that this strategic site is being developed out in phases, given its scale, and there has been a clear track record of applications and completions from 2012 onwards. Persimmon have provided written evidence (by email) to confirm the delivery of Phase 2C for 146 units. There are no foreseen site specific constraints to delivery. | |
| Aldermaston Road Triangle | OUT/DET | Basingstoke | 6 | | | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | The site 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 has been under construction since 2017 by Bovis Homes. 21 units were |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|-----------------------------------|-----------------------|-------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|---|---|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| | | | | | | | | | | | | | | | | | completed in 2017/18 with 63 completions in 2018/19, generally in line with expectations. Bovis Homes confirmed, through the site monitoring consultation, that they were due to complete the site in 2019 and the site was indeed completed in May 2019. | |
| Trumpet Junction / Squirrels Wood | DET | Basingstoke | 122 | | | 20 | 65 | 37 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 122 | The whole site has detailed planning permission and 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 (6 units under construction at 1 April 2019) and there is clear evidence that homes will be delivered within the 5 year period. Through the site monitoring consultation process Design Your Home have confirmed that the site will be completed well within the next 5 year period. They anticipate completion rates of 32 homes in 2019/20, 65 in 2020/21 and 25 in 2021/22. These have been rounded down for the purposes of land supply and a more cautious approach has been used for 2019/20 to ensure robust figures. There were 6 units under construction at 1 April 2019. Completion rates also reflect the significant level of interest in the custom build project. Design Your Home noted that there was a slight delay to the commencement of development due to the protracted |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|--|-----------------------|-------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|---|--|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| | | | | | | | | | | | | | | | | | nature of discharging the pre-commencement conditions, but there are now no foreseeable constraints likely to impact on the completion of the development. | |
| Land north of Park Prewett, former golf course | DET | Basingstoke | 484 | | | 150 | 150 | 150 | 34 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | The whole site has detailed planning permission and is being built out in phases. 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 with 74 completed in 2018/19, leaving 484 homes left to build across the phases. 173 units were under construction at 1 May 2019. Through the site monitoring process, with regard to Phase 1, David Wilson Homes have stated that 57 units will be completed in 2019/20, 87 in 2020/21 and 56 in 2021/22. These completion rates are based on DWH execution plan and construction programme. With regard to Phases 2A and 2B, Barratt Homes have confirmed that for Phase 2A 93 units are anticipated to be completed in 2019/20 and 34 in 2020/21. Barratts consider that 15 additional units have been completed compared to BDBC/HCC records so these have been included in 2019/20 as being completed since 1 April. The predicted completion rates are based on their build rates and current site execution plan and include a buffer for external circumstances. Barratts also consider that for Phase 2B 51 units will be completed in 2019/20, 87 in 2020/21 and 5 in 2021/22. These | |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|------------------------------|-----------------------|-------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|---|--|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| | | | | | | | | | | | | | | | | | predictions have taken the same factors into account as those described in relation to Phase 2A.Homes England deadlines are required to be met on the site. When the phases are combined this gives a total of 216 units in 2019/20, 208 in 2020/21 and 61 in 2021/22. These delivery rates are relatively high given the nature of the site, past completions and starts on site, and therefore these have been rounded down and flattened for the purposes of the supply schedule in order to ensure a more robust land supply figure. At 1 April 2019, 24 units had already been completed and 173 homes were under construction. | |
| Clifton House, Bunnian Place | - | Basingstoke | 205 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | The site has 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. 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 been moved into the 'unlikely to deliver' column for land supply purposes. This position will be reviewed through future housing monitoring. | |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | | |
|-------------------------------|-----------------------|-------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|-----------|----|--|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | | |
| Cheam haw treys, Newbury Road | DET | Headley | 6 | | | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 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 and that there are no current plans to deliver the units. Due to the continuing uncertainty over the timing of delivery, the site has been phased into the 5-10 year time band. There remains a reasonable prospect 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 Street | DET | Basingstoke | 15 | | | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 14 | The site has detailed planning permission and 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 2019/20, as confirmed by the agent at RDJW through the site monitoring consultation. Previous delay was due to the freeholder wayleave agreement process taking 18 months to complete but the site is now due to complete in summer 2019. The final unit is now unlikely to be delivered and therefore 14 units have been included in the supply. |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|------------------------------------|-----------------------|-------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|-----------|--|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| North of Marnel Park/Spiers Meadow | DET | Basingstoke | 157 | | | 85 | 50 | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 157 | The whole site has detailed planning permission and is under construction, being built out in phases. 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 was completed in 2016/17. A further 89 units were completed in 2017/18, and 118 units were completed in 2018/19. The site is being constructed by David Wilson Homes (Southern). 29 homes were completed between April and May 2019 with a further 73 units under construction. Current delivery rates reflect information submitted by the developer through the site monitoring consultation, which states that the site will be completed by 2020/21 with 86 units in 2019/20. These predicted completion rates are based on current build and sales rates for the last completed phase and the current economic climate. There are no site specific constraints with delivering the remainder of the site. |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|-------------------------|-----------------------|-------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|-----------|--|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| Kennel Farm | DET | Basingstoke | 107 | | | 90 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 107 | The whole site has detailed planning permission and is under construction, being built out in phases. 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, and 59 in 2018/19. 91 units were under construction in May 2019 with 7 completions between April and May. Through the site monitoring consultation Linden Homes have stated that the site remains deliverable with 96 completions forecast for 2019/20 and 8 in 2020/21. These have been rounded down slightly for the purposes of the land supply schedule. Linden Homes have confirmed that they are not aware of any delays affecting future delivery, and they consider that the council's help expediting planning and legal agreements will continue to aid site progression. |
| Razors Farm / Vyne Park | DET | Basingstoke | 233 | | | 90 | 90 | 53 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 233 | The whole site has detailed planning permission and is under construction, being built out in phases. 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 |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|------------|-----------------------|-------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|--|--|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| | | | | | | | | | | | | | | | | | <p>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 with permission for a further 2 units gaining permission in April 2018 (17/04266/FUL). 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, 74 units in 2017/18 and 116 in 2018/19. 105 units were under construction in May 2019, with an additional 12 units completed between April and May. Croudace have confirmed, through the site monitoring consultation, that the remainder of the site is due to be completed within three years (by July 2021) with predicted rates of 108 in 2019/20, 89 in 2020/21 and 28 in 2022/23, taking into account their recorded completions. These rates are considered generally suitable although completions in 2019/20 have been reduced slightly to reflect mid year levels of completions on site. The suggested delivery rate reflects past completion rates delivered by Croudace which, historically, are highly consistent. Rates have been rounded for land supply purposes.</p> | |
| Wella (GB) | DET | Basingstoke | 70 | | | 0 | 70 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 70 | <p>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. 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 2019 and the site is now under construction.</p> |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|-------------------------|-----------------------|-------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|---|--|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| | | | | | | | | | | | | | | | | | Variation of condition on the housing mix is currently being considered but the site continues to be actively pursued. Through the site monitoring process the agent (KF Planning Consultancy) has confirmed that work has begun on implementing the scheme and that the 70 units are due to be completed by late 2020. The site is being developed out for a single specific interested party and is being undertaken under formal legal contracts which state that the scheme is required to be completed by 2020. | |
| Bloswood Lane | DET | Whitchurch | 1 | | | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 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 (2011-2029) 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) . The site is almost built out with 28 completions in 2017/18 and 54 completions in 2018/19. Through the site monitoring process Bewley Homes state that the site will be completed in 2019 and the site has since been finalised. | |
| Eli Lilley/ Chapel Hill | DET | Basingstoke | 359 | | | 200 | 159 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 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 | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|------|-----------------------|------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|--|--|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| | | | | | | | | | | | | | | | | | <p>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). The site is partially complete with 12 completions in 2016/17, 115 in 2017/8 and 132 in 2018/19. 254 units were under construction at May 2019, including the flats in the existing 'white building' (96 units) with an additional 27 homes completed in April-May. The 'white building' is of local heritage interest and an application to increase the number of flats in the building (17/02279/FUL) was granted in March 2018. Through the site monitoring consultation Barratt's have confirmed that the site remains deliverable. Based on their build out rates and current delivery plan, they anticipate that they will have 256 completions in 2019/20 (including the White Building) with the remaining 50 units in 2020/21. The site will then be complete. Barratt have attempted to create a buffer for external circumstances in these predicted completion rates but note this is not always accurate. A more conservative approach has been used for land supply purposes but there are no notable constraints regarding the delivery of the remainder of the site, outside of the usual impacts of weather conditions and other external conditions such as political uncertainty. High delivery rates reflect the dense, urban character of the scheme.</p> | |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|-----------------------------------|-----------------------|-------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|-----------|---|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| Fairfield House/ Vantage House | PA | Basingstoke | 37 | | | 0 | 0 | 0 | 0 | 0 | 37 | 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 was under construction but has stalled as the company has fallen into receivership, as confirmed by the response from Equity Real Estate to the housing monitoring process. Due to the current uncertainty with the site, it has been placed outside the 5 year supply and this position will be monitored. |
| Worting Farm/Becketts Rise | DET | Basingstoke | 12 | | | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 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). 54 units were delivered on the site in 2018/19 and, through the most recent site monitoring consultation, Redrow have confirmed that the site is now complete. The remaining 12 units have therefore been placed in 2019/20. |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|------------------------------|-----------------------|-------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|-----------|--|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| Overton Hill | DET | Overton | 50 | | | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 50 | 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 is being developed by Bellway Homes and construction on site commenced in December 2016. 18 units were completed in 2017/18, with 50 completions in 2018/19. Through the site monitoring process Bellway have confirmed that the remaining units will be completing within financial year 2019/20, with the development projected to complete in October-November 2019. Monitoring has shown that 18 units were completed in April-May and the remaining are under construction. |
| Main Hall, Park Prewett | DET | Basingstoke | 19 | | | 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 was 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 2019/20. There are no identified constraints to delivery. |
| Minchens Lane /St James Park | DET | Bramley | 88 | | | 30 | 50 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 88 | 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 |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|-------------|-----------------------|------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|---|--|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| | | | | | | | | | | | | | | | | | <p>dwelling (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). A further application for 83 units on phase 4 (17/02482/RES) was approved in September 2018. 27 homes were completed in 2016/17, 29 in 2017/18 and 56 in 2018/19. 8 units were under construction at April 2019. The current delivery predictions take past completion rates and starts on site into account. This is considered a robust position for land supply purposes as no further information was provided by Persimmon through the site monitoring consultation. There are no identified constraints to delivery and the site is progressing well.</p> | |
| Caesers Way | DET | Whitchurch | 33 | | | 0 | 0 | 33 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 33 | <p>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 reserved matters application for the 34 units (18/00672/RES) was granted in January 2019. There is now a developer associated with the site (Foreman Homes) and they have confirmed through the site monitoring consultation that they are looking to commence work on site in January, with first completions in July 2020 and then a rate of one house per week. Therefore there could be approximately 10 units completed in 2020/21 with the remainder completed the following year. In order to ensure a robust position, all of the units have been placed into 2021/22 for land</p> |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | | |
|---------------------|-----------------------|-------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|--|----|--|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | | |
| | | | | | | | | | | | | | | | | | supply purposes. There is clear evidence that the site is being progressed and that completions will begin on site within 5 years. | | |
| Normandy House | PA | Basingstoke | 150 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 150 | 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 were approved for 114 units (18/00867/GPDOFF) and 150 units (18/00866/GPDOFF) in April 2018. The applicant is keen to convert the building as soon as possible but the landowner's (Basingstoke & Deane BC) position has been that the building should remain in office use. Therefore, the permitted development rights allowing the conversion of the building have not been implemented to date. At a tribunal that took place in August 2019 the landowner was unsuccessful in preventing the relaxation of the restrictive covenant limiting the use of the building to offices only, to allow a future residential use. Therefore the position with this site may change in due course and it may come forward for residential development. However, there remains uncertainty regarding future delivery and timing and therefore the site is considered to fail the NPPF deliverability and develop ability tests at this stage and has been removed from the borough's land supply. This position will be reviewed through on-going monitoring. |
| Land at Weston Road | DET | Upton Grey | 17 | | | 10 | 7 | 0 | 0 | 0 | 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 |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|----------------|-----------------------|-------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|---|--|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| | | | | | | | | | | | | | | | | | development and there is a developer (Millgate Homes) associated with the site who is actively taking it forward. A further application for 22 units is currently being considered but Millgate Homes confirmed that they will implement the application for 17 units if the current application is refused. A site visit has confirmed that works are well underway on site with roofs on the homes to the rear of the site of the site. The site therefore meets the deliverable criteria and is under construction with completion due in 2020/21. | |
| Spectrum House | PA | Basingstoke | 18 | | | 0 | 0 | 0 | 0 | 0 | 18 | 0 | 0 | 0 | 0 | 0 | Prior notification was approved on the site for 13 flats in December 2015 (15/03777/GPDOFF). A different owner has since 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) was refused in November 2018. Site visits have shown that no progress is being made on site and the agent (Bell Cornwell) was unable to provide further delivery information through the annual site monitoring process. As such, currently there is not clear evidence to show that the site will be delivered within a 5 year timescale and the site has been moved out of the 5 year supply. This position will continue to be monitored. | |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|-------------------------------------|-----------------------|--------------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|-----------|---|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| Recycling Yard, Hurstbourne Station | DET | Hurstbourne Priors | 42 | | | -2 | 0 | 10 | 20 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 42 | 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 but work is actively being undertaken to resolve the issue with further information being prepared by the applicant (Cleanslate Ltd). Through the most recent site monitoring consultation Cleanslate Ltd have stated that it is difficult for them to accurately predict completion rates due to delays in the discharge of pre-commencement conditions. Since this response was received, meetings have taken place between the LPA and the developer and there is now confidence that the pre-commencement condition issue will be resolved. First completions have been pushed back to 2021/22 to reflect the position. There are no further identified constraints to delivery and the site has now been partly cleared for development. The 2 existing units will be lost in 2019/20. |
| Little Knowl Hill | DET | Ashford Hill | 22 | | | 22 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 22 | 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 site is under construction and 13 units were completed in 2018/19. The developer (Persimmon) has stated, through the site monitoring consultation, that the site will be completed in 2019/20 and all units were under construction at 1 April 2019. |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
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| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| Innovation Court, New Street | PA | Basingstoke | 46 | | | 0 | 26 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 46 | 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. In August 2018 an additional Prior Approval for 46 units gained approval (18/01504/GPDOFF) and the owner, Equity Real Estate Developments, have confirmed through the site monitoring that the larger 46 unit scheme is being progressed and that the scheme is due to be completed by the end of 2019/20. The site is under construction and there is clear evidence on site that development is progressing. There are no viability, ownership or infrastructure constraints to delivery. In order to ensure a robust land supply position the site has been phased for completion by 2022. |
| Burnham Copse Infant School | DET | Tadley | 36 | | | 20 | 16 | 0 | 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) for the site gained permission in October 2018. The site is now being developed and 32 units were under construction at April 2019. The current predicted rates take into account Aster's response to the site monitoring consultation which stated that the site is deliverable with 20 completions predicted in 2019/20 and 16 in 2020/21. The completion rates are based on the build programme provided by the contractor. Aster do |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
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| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| | | | | | | | | | | | | | | | | | not currently foresee any constraints to delivery and there are no viability or infrastructure constraints to the delivery of the site. Given progress being made on site (all units were under construction at May 2019), Aster's predictions are considered suitable for land supply purposes. | |
| Beech Tree Close | DET | Oakley | 84 | | | 20 | 50 | 14 | 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. The site is now being developed and 12 units were under construction at May 2019. Through the site monitoring consultation Foreman Homes Ltd have stated that the site remains deliverable and that they anticipate 35 units to be complete in 2019/20 and 50 in 2020/21. These predicted completion rates are based on ground worker target completions dates, construction of access and availability of sub-contractors. Access completion to HCC standards caused some delay to progress but this has now been completed and the site is progressing well. Given starts on site, a more conservative rate of delivery has been used for land supply purposes for 2019/20. |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
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| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| Aurum Green | DET | Basingstoke | 99 | | | 50 | 49 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 99 | The whole 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). The site is under construction and 31 units were completed in 2018/19. 39 units were under construction at April 2019. Through the site monitoring consultation Lawrence Foote & Partners (agent on behalf of the developer Pal Properties) have confirmed that the site will be completed this calendar year (FY 2019/20). In light of starts on site and past completion rates 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 | DET | Bramley | 50 | | | 40 | 10 | 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 being built out and 37 units were under construction at April 2019. Bewley Homes have stated, through the site monitoring, |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|-----------------|-----------------------|-------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|--|--|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| | | | | | | | | | | | | | | | | | that all of the remaining 50 units will be completed by January 2020. To allow for some slippage and therefore ensure a robust land supply position, the remainder of completions has been split between 2019/20 and 2020/21 although the bulk of the site is expected to complete this year. 3 units were completed in April to May, with an additional 45 units under construction. | |
| Churchill Plaza | PA | Basingstoke | 285 | | | 150 | 135 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 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 in 2019/20, based upon current progress and the build programme from their contractor. However, a more cautious approach has been used for land supply purposes with completions being spread over 2 years. Construction is currently ongoing and there are no identified constraints to the delivery of the site. | |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|---|-----------------------|------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|-----------|---|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| Land between Winchester Road and Micheldever Road | DET | Whitchurch | 42 | | | 42 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 42 | 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 and is being developed out by David Wilson Homes. 2 units were completed in 2017/18 with 56 completions in 2018/19. Given progress on site (all units were under construction at April 2019 with 12 completed April-May) it is expected that the site will be completed in this monitoring year and the stated rates are considered acceptable for land supply purposes. |
| Land between Elmdene and Fairholme Road | OUT | Tadley | 12 | | | 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). A reserved matters application (18/03729/RES) for 11 units was approved at the August Planning Committee. Through the site monitoring consultation Pro Vision have stated that they anticipate the units to be completed by 2021/22, which appears reasonable from a land supply perspective. This prediction was based on the approval of reserved matters this summer (now completed), the sale of the site to a developer, the discharge of planning conditions and the commencement of development including the provision of services. Therefore there is clear evidence that the site is being actively |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|-----------------------------|-----------------------|------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|-----------|--|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| | | | | | | | | | | | | | | | | | | progressed and that the site will be completed within 5 years. |
| Land adjacent to The Street | DET | Bramley | 65 | | | 20 | 45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 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 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 site is now being built out and 23 units were under construction at April 2019. Through the housing delivery monitoring Taylor Wimpey have confirmed that they consider the site to remain deliverable and predict completions as follows: 24 units 2019/20 and 41 units in 2020/21. Taylor Wimpey have based build out rates on predicted number of sales. To date they have not experienced any delays and are anticipating more completions this year than forecast previously. Completions have been rounded for land supply purposes. 46 units were under construction at May 2019. |
| Leamington Court | DET | Newfound | 5 | | | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | The site has detailed planning permission and 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 site is under construction with 8 completions in 2018/19. The applicant (PSR Developments) and their agent (Fowler Architecture and Planning) have stated, through the site monitoring, that all of the units will be |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|------------------------------|-----------------------|------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|---|---|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| | | | | | | | | | | | | | | | | | completed by September 2019 and this position is reflected on site. | |
| Brickells Yard | DET | Oakley | 10 | | | 0 | 10 | 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, through the site monitoring process, that the site is deliverable with completions predicted for 2020. There are no known constraints to delivery and the predicted rates are considered reasonable for land supply purposes. The site has been cleared and Cove Construction have stated that the ground works are due to commence on 17th June 2019. The units therefore remain forecast for completion in 2020/21. |
| Home Farm, Laverstoke Estate | DET | Laverstoke | 10 | | | 0 | 0 | 0 | 0 | 0 | 10 | 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. The estate will review the viability of the scheme on an annual basis and this position will continue to be monitored. |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|--------------------------------|-----------------------|-------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|-----------|---|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| Spinnaker House, Lime Tree Way | PA | Basingstoke | 36 | | | 0 | 36 | 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 2018 site monitoring consultation the agent (Allen Planning) confirmed that development had commenced and from site visits it can be seen that units are completed internally. These are being marketed by Connells. Additional external alterations (already with planning permission) will be made before occupation. The site has therefore been placed in 2020/21 for completion. |
| Swing Swang Lane | OUT | Basingstoke | 100 | | | 0 | 0 | 30 | 70 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 100 | This relatively small 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 (Policy SS3.1). An outline planning application was approved in June 2018 (17/02846/OUT) with the S106 signed in March 2019. As outlined in the signed Statement of Intent/Written Statement, Hampshire County Council, who own the site, have confirmed that the marketing of the site took place over the summer with a deadline for bids of September 2019. The purchaser will be selected in November 2019. A significant amount of technical evidence has been completed to support site delivery, as listed in the Statement of Intent. There is therefore clear evidence of progress on the site and deliverability. In order |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|------|-----------------------|------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|--|--|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| | | | | | | | | | | | | | | | | | to enable time for a reserved matters application to be submitted and considered, first completions are projected for 2021/22, with 30 completions forecast. Delivery predictions take into account the fact that there are no known constraints which will affect the delivery of 100 units on the site. There is therefore clear evidence that housing completions will take place on the site within 5 years. | |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|----------|-----------------------|-------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|-----------|--|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| Redlands | OUT | Basingstoke | 150 | | | 0 | 0 | 50 | 50 | 50 | 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 a development brief SPD for the site was adopted in July 2017. An outline planning application for up to 150 units on the majority of the site (16/02457/OUT) was granted in September 2017. The site has now been sold to a developer (Bellway Homes) who are progressing the site. Active progress is being made and they discharged their design code/site plan pre-submission requirement in September. A reserve matters application (9/02773/RES) was submitted in October. The delivery rates reflect feedback from Bellway, who have stated, through their agent (Turley) that the site remains deliverable and they anticipate 50 completions per year with the first 50 in 2021/22. Their predicted delivery rates take into account planning approval, S278 approval and commencement of works, labour and material availability, open market sales rate and affordable housing delivery and appear reasonable for land supply purposes. There is clear evidence that the site is actively being taken forward and that housing completions will be delivered on the site in line with the timescales outlined. 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. |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|-------------------------|-----------------------|------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|-----------|---|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| South of Blosswood Lane | OUT | Whitchurch | 90 | | | 0 | 30 | 50 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 90 | 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). The first phase of the site (listed as a commitment) was completed by Bewley Homes in 2019. This part of the wider allocation is within the ownership of Zurich and is also being taken forward by Bewley Homes. An application (17/00148/OUT) for 90 dwellings was granted permission in June 2018. The reserved matters application (18/003728/RES) was permitted in July 2019. There are no foreseen viability, ownership or infrastructure constraints to delivery with the site forming a second phase to a developed out site. Bewley Homes have, through the housing monitoring consultation stated that the site remains deliverable and they expect the site to be developed out as follows, subject to gaining permission in July: 8 units 19/20, 27 units 20/21, 49 units 21/22 and the remaining 6 units in 22/23. A slightly more conservative rate has been used for land supply purposes with the rounding of figures etc. There is clear evidence that the site will be built out in a 5 year time period. |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|-----------------|-----------------------|-------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|--|--|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| Hounsome Fields | OUT | Basingstoke | 750 | | | 0 | 0 | 70 | 120 | 120 | 120 | 120 | 120 | 80 | 0 | 750 | <p>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 750 units in the adopted Local Plan (Policy SS3.12). An outline planning application for 750 dwellings was granted in September 2017 (15/04503/OUT). A full application for two gypsy and traveller pitches on the site (18/00873/FUL) was submitted in May 2018 and is due to be determined in late 2019. A further application for Phase 1- 93 units (18/02513/RES) was submitted in August 2018 and amended plans submitted in July 2019. There is clear evidence that housing completions will take place on the site within 5 years and there are no foreseen site specific constraints to delivery. Through the site monitoring consultation Linden Homes has stated that the site remains deliverable. It anticipates completions to start in 2020/21 with 70 completions in the first year, followed by 120 completions per year for the following 5 years and 80 in the final year (2026/27). These rates anticipate that two outlets will be delivering on site and are based on their predicted start on site subject to planning and Section 278 site access. A statement of intent has been agreed, in line with the housing action plan, reflecting the above position. In comparison to the rate proposed by the developer, the predicted rates have been pushed back a year by the council in the housing land supply schedule, and extended over a longer period. This is considered to be a more robust basis for land supply</p> | |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|------|-----------------------|------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|---|--|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| | | | | | | | | | | | | | | | | | <p>purposes, and reflect general patterns of development. Linden Homes have provided clear evidence that the site will be built out in phases and that full applications will be submitted in a phased manner to support their predicted rate of delivery. There is therefore clear evidence to support the delivery of 290 units within the 5 year period.</p> | |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|-----------|-----------------------|------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|-----------|---|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| Park Farm | OUT | Oakley | 48 | | | 0 | 35 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 48 | 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 up to 48 units was consented in April 2018. A reserved matters application was submitted in March and was approved in July (19/00603/RES). Bewley Homes will be developing out the site and they have already provided information to satisfy pre-commencement conditions so will be able to start on site quickly. Through the site monitoring consultation Bewley Homes have confirmed that they consider the site deliverable with anticipated completions falling within financial years 2020/21 (38 units) and 2021/22 (10 units). These completion rates take into account the fact that they expect to start on site in Summer 2019, with build completion planned for June 2021. The predicted rates appear reasonable although they have been rounded for land supply purposes. There is clear evidence that the site will be delivered in the 5 year timescales and there are no constraints to the delivery of the site. |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|------------------------------------|-----------------------|-------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|-----------|---|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| West of Sapley Playing Field | RES | Overton | 55 | | | 10 | 35 | 10 | 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 and the reserved matters application was granted in October 2018 (18/00348/RES). The site is now under construction. Through the site monitoring consultation Bargate Homes stated that they anticipate 10 units to have completed by the end of 2019/20 with the rest of the completions falling in financial years 2020/21 (35 units) and 2021/22 (10 units). Their predicted completion rates are based on other similar sized sites Bargate have built out. They do not consider there to be any foreseeable constraints likely to impact site delivery. The predicted rates appear reasonable for land supply purposes. |
| The former Lamb Inn, Hackwood Road | DET | Basingstoke | 10 | | | 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). Site visits confirm that the site is very close to completion (Spring 2019). Through the site monitoring consultations, Kidbrook Homes have stated that all 10 completions will fall into 2019/20. |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | | |
|---------------------------------|-----------------------|-------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|-----------|----|--|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | | |
| 32 Copenhagen Court, New Street | PA | Basingstoke | 38 | | | 0 | 38 | 0 | 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 and the site is under construction. There is clear evidence on site that development is progressing. |
| Global House, Victoria Street | PA | Basingstoke | 40 | | | 20 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 40 | 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) with a further prior approval in September 2018 (18/02398/GDPOFF) for 40 units. The site is now owned by Inspire Property and site visits confirmed that the site is under construction. Through the site monitoring consultation Inspire Property have confirmed that the site remains deliverable and they anticipate 20 units will be delivered in 2019/20 and 20 in 2020/21. Inspire Property do not foresee any constraints to delivery on site. Given activity on site and the nature of the development, the completion rates seem reasonable from a land supply perspective. |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|-------------|-----------------------|-------------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|-----------|---|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| 15 New Road | DET | Basingstoke | 10 | | | 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. |
| Cranes Road | OUT | Sherborne St John | 18 | | | 0 | 0 | 9 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 18 | 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 has been allocated for 'approximately 12-18 dwellings' in the Sherborne St John Neighbourhood Plan (adopted May 2017) and was being actively progressed by Rydon Homes. An outline application for 18 units (16/04110/OUT) was approved in June 2018. A reserved matters application for 18 dwellings was received by the council in July 2019 (19/01828/RES) and is currently being determined. Rydon Homes had previously stated through 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, however, now being actively progressed by Antler Homes and they have confirmed their commitment to the site stating that they will be |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|-----------------------|-----------------------|------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|---|--|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| | | | | | | | | | | | | | | | | | starting on site in 2019 subject to the reserved matters being granted. This shows clear evidence that housing completions will be delivered on the site within 5 years. No constraints to delivery have been identified. The previous developer's proposed rates for delivery have been used for land supply purposes as they are considered reasonable. | |
| Land off Evingar Road | OUT | Whitchurch | 60 | | | 0 | 0 | 0 | 30 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 60 | The site meets the deliverability criteria 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 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 dwelling units on site combined with B1 and B2 use. This was granted in June 2018 (16/03220/OUT) with the s106 also agreed. The developer for the site (Foreman Homes) has responded through the site monitoring process, indicating that the site remains deliverable. They have confirmed, through a Statement of Intent/written statement that a relevant technical studies have been completed (including topographical surveys ecology updates and architectural design) to support a reserved matters application which is due to be submitted before the end of 2019. They anticipate that construction will commence on site in the third quarter on 2020 with first completions in 2022/23. There is clear evidence that housing completions will take place on |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|-----------------------------------|-----------------------|--------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|---|---|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| | | | | | | | | | | | | | | | | | the site within 5 years and there are no identified constraints to delivery within this timescale . | |
| The Island Site | DET | Basingstoke | 41 | | | 0 | 20 | 21 | 0 | 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 will have their own facilities including a bathroom, kitchen and front door. The full planning permission was approved in June and conditions are being discharged. (17/01722/FUL). Through the site monitoring consultation Savills have confirmed that the site is deliverable and work has commenced on site. A new planning application (19/01384/FUL) to increase the retirement living apartments to 45 has been submitted by McCarthy and Stone who have confirmed that construction will start on the development as soon as the application is approved by the LPA. The application is planned for determination in August 2019. There is no evidence to suggest the homes will not be delivered within 5 years and the stated delivery rates are considered reasonable for land supply purposes. |
| Land to East of Pamber Heath Road | DET | Pamber Heath | 12 | | | 0 | 12 | 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 |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|------------------|-----------------------|------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|--|--|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| | | | | | | | | | | | | | | | | | 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. The site is under construction. Through the site monitoring process Hastoe have confirmed that they expect all 12 units to be complete by 2020/21, although the contract completion date is March 2020 so it is possible they may complete earlier. Their delivery predictions are based on the project programme prepared by the contractor and the agreed contract completion date. | |
| Land at Herriard | DET | Herriard | 12 | | | 0 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 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 they now anticipate that all 12 completions will fall within financial year 2021/22. They consider the site to remain deliverable but continue to work through a number of site specific issues including a highways dedication which was implemented at county level in 1957. The council is working proactively with the developer and the expected completion rate seems reasonable for land supply purposes. | |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|---------------------------|-----------------------|-------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|-----------|---|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| 12 London Road | DET | Basingstoke | 10 | | | 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. 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). The agent (DGG Planning) has stated that all of the units have now been completed and are ready for occupation (with a number already sold). All completions have therefore been placed into 2019/20. |
| Chineham House | DET | Basingstoke | 10 | | | 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). Contractors are on site and expect to complete by the end of the calendar year (2019). This position is reflected in the phasing of the site. |
| Minchens Court, The Barns | PA | Bramley | 14 | | | 0 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 | The site gained prior approval in October 2018 (18/01517/GPD OFF) for 14 units. Through the site monitoring consultation the developer (Baldwin Homes) have confirmed that the site is available for development and will be delivered on site within 5 years. They are currently anticipating all 14 completions to fall in financial year 2020/21. Baldwin Homes do not |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|-----------------------------|-----------------------|-------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|--|---|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| | | | | | | | | | | | | | | | | | foresee any further constraints likely to impact on future delivery and there is no evidence to suggest that homes will not be delivered in line with predictions. | |
| Land off Wiltshire Crescent | DET | Basingstoke | 33 | | | 0 | 0 | 33 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 33 | 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 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. 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 consultation the agent (Boyle and Summers) has stated that they anticipate all 33 completions to fall within financial year 2021/22. They have stated that an application for discharge of pre-commencement conditions is being worked on and is expected to be submitted by the end of June 2019 with a start on site in the Autumn. Predicted delivery rates are based on the speed with which a start on site can be achieved - they consider their estimate to be cautious and that completions may come forward slightly earlier. No site specific constraints have been identified and |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|---------------------------------|-----------------------|-------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|---|---|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| | | | | | | | | | | | | | | | | | predicted completion seems reasonable for land supply purposes. | |
| Sandringham Court, Paddock Road | DET | Basingstoke | 13 | | | 0 | 0 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13 | The site is a SHELAA site (ref. BAS026), which was being actively pursued for residential development by Clarion Housing Association. A full application for 13 flats (17/04029/FUL) was granted permission in March 2019 and planning and legal agreements are all now in place. Clarion have confirmed that development is due to start on site in spring 2020 with estimated completion within 12-15 months. The site has therefore been phased for completion in 2021/22.. No constraints to delivery have been identified. |
| Deeside | DET | Basingstoke | 15 | | | 0 | 15 | 0 | 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. Owned by HCC, it 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) was granted permission in March 2019. The development is being taken forward by Sovereign and all 15 units will be provided as affordable rent, funded with a grant from Homes England. Through the site monitoring process, Sovereign have confirmed that demolition has commenced on the site and commencement of the redevelopment is forecast for June 2019 with practical completion forecast for June 2020. There is a build contract in place between Sovereign and Drew Smith, meaning |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|-------------------------------------|-----------------------|------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|-----------|---|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| | | | | | | | | | | | | | | | | | | Drew Smith are contractually obliged to deliver the units by June 2020. This has been considered in the predicted completion rates and is subject to timely discharge of the pre-commencement planning conditions. There is therefore clear evidence that progress is being made towards development on the site in line with predicted timescales and there are no viability, ownership or infrastructure constraints to delivery. |
| Total Large Site Permissions | | | 4897 | 0 | 0 | 1314 | 1354 | 770 | 378 | 214 | 185 | 126 | 120 | 80 | 0 | 356 | 4541 | |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|---|-----------------------|------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|-----------|--|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| Outstanding Small Site Commitments | | | 579 | | | 193 | 193 | 193 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 579 | |
| Total Sites with Planning Permission | | | | | | | | | | | | | | | | | | |
| | | | 5476 | | | 1507 | 1547 | 963 | 378 | 214 | 185 | 126 | 120 | 80 | 0 | 356 | 5120 | |
| Total small site windfall | | | | | | | | | | | | | | | | | | |
| | | | 350 | | | 0 | 0 | 0 | 50 | 50 | 50 | 50 | 50 | 50 | 0 | 350 | | |
| Allocations in the Adopted Local Plan (2011-2029) and Made Neighbourhood Plans | | | | | | | | | | | | | | | | | | |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|--------------------|-----------------------|-------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|-----------|--|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| Upper Cufaude Farm | ALL | Basingstoke | 390 | | | 0 | 0 | 0 | 30 | 70 | 70 | 70 | 70 | 40 | 40 | 0 | 390 | The site meets the deliverability tests as the site is available for housing now, 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. 390 units in the adopted Local Plan (SS3.8). In line with policy SS3, a development brief SPD was adopted by the council in March 2019. The preparation of the SPD has enabled issues associated with the site to be considered by relevant stakeholders upfront. The land is owned by HCC but the majority of the site is held under option to Croudace Homes who control access to the site. Croudace are actively taking the majority of the site forward (approx.350 units) and technical studies have been completed to inform the outline application which was submitted in January 2019 (19/00018/OUT). The application gained approval during the monitoring year (August 2019), subject to completion of S106. The s106 is on course to be completed by October 2019. Through the site monitoring process, Croudace Homes has confirmed that the site is deliverable and will be complete by 2027/28 with 100 dwellings falling within the 5 year period. Predicted completion rates are based on their current build programme at the neighbouring Vyne Park site which is due to complete in 2021/22. Croudace do not foresee any constraints likely to impact on future delivery and their presence on the neighbouring site will assist in reducing potential delivery issues e.g. access points in place etc.. A statement of intent/written statement |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|------|-----------------------|------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|--|--|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| | | | | | | | | | | | | | | | | | has been agreed to reflect the above position, in line with the council's adopted Housing Action Plan. HCC have confirmed that the remainder of the site (which lies separate to the majority of the site on the opposite side of Cufuade Lane) remains in their ownership and is not being taken forward by Croudace at this time. The delivery of approx.40 units on this part of the site is, however, dependent on the Croudace development given that utility provision (water supply and foul) is subject to contractual triggers in the option agreement. Utility provisions are to be provided within 2 years of commencement. For the purposes of land supply, the 40 units have been placed at the end of the development and outside of the 5 year supply (2028/29) although this will be monitored. There is clear evidence that completions will take place on the site within 5 years and there are no foreseen constraints to delivery. | |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|---------------------|-----------------------|-------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|-----------|--|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| East of Basingstoke | ALL | Basingstoke | 450 | | | 0 | 0 | 0 | 0 | 0 | 50 | 100 | 100 | 100 | 100 | 0 | 450 | 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 was adopted in July 2017. Following meetings to discuss progress with Hampshire County Council owned sites, HCC Officers have obtained member approval to take the site forward in 2 phases. The northern part of the site will be taken forward as a first phase for approximately 150 units and is likely to be accessed from the north, with links to the Redland site allocation. There are no notable constraints to the delivery of this part of the site and there is a contractual agreement for the developer of Redlands to provide access to the site boundary by August 2024. Survey and technical reports are currently being progressed to support a development framework document which will form the basis for marketing this part of the site and therefore notable progress is being made. However, as the access to the site boundary does not contractually need to be delivered for another 5 years the LPA has taken a cautious approach to site delivery and moved it outside the 5 year supply at this stage. This part of the site does, however, have the potential to move forward more quickly and this position will be monitored. The second phase (300 units) will be delivered once infrastructure requirements (new access off the A33) are more fully understood and this work is on-going. These dwellings are also not included in the 5 year period and this will also be kept under review. |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|-------------|-----------------------|-------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|-----------|--|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| Golf Course | ALL | Basingstoke | 1000 | | | 0 | 0 | 20 | 80 | 90 | 90 | 90 | 90 | 90 | 90 | 360 | 640 | The site is allocated for approximately 1,000 units in the adopted Local Plan (SS3.11). Members of the golf club have voted to buy an existing club and relocate following relevant improvement works, making the site available for redevelopment. Bloor Homes signed an agreement with the club to develop out the site in late 2018 and they are now actively taking the site forward quickly in light of contractual arrangements. A Development Brief SPD is being developed for the site by the council and was adopted in October 2019. An outline application for up to 1,100 homes was submitted in April (19/00971/OUT) with a resubmission submitted in October 2019, addressing issues raised in relation to the original application. This includes dropping the yield down to 1,000 units. This is due to be determined in January 2020. Through the site monitoring consultation the agent (Boyer Planning) have, on behalf of the developer, confirmed that the site is deliverable. They stated that the developer is committed to delivery on the site as soon as possible and hope to be delivering the initial phase in late 2020. The site meets the deliverability tests and there is clear evidence that the site is being taken forward quickly and proactively. Bloor Homes have stated, through a Statement of Intent, that they are currently aiming to deliver the site in phases from 2020, subject to approval of the outline planning application and subsequent reserved matters. This emphasis on moving quickly is reflected in their submission of a further application in October 2019 (19/02700/FUL) for an access and ancillary infrastructure works through the creation of a fourth arm to the consented roundabout from |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|------|-----------------------|------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|---|--|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| | | | | | | | | | | | | | | | | | <p>application 15/04503/OUT. This seeks approval ahead of the main application, so that the developer can start construction work on the access arm at the same time that the roundabout is built, to ensure quicker access to the site. Their predicted completion rates (20 in 2020/21, 80 in 2021/22 and 90 units there after) take into account the progress that is being made on submitting relevant applications. Bloor Homes and the consultant team are working behind the scenes on the detailed design matters and therefore reserved matters applications will be submitted as soon as practically possible. Boyer do not anticipate any delays to commencement or build out rates subject to planning and infrastructure delivery. In light of relevant lead in times, 20 units in 2021/22 is considered suitable to ensure a robust position in land supply terms. The rate of delivery once the site is up and running reflects the phasing suggested by Bloor Homes. 360 units now lie outside the Local Plan period but will be delivered post 2029.</p> | |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|----------|-----------------------|-------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|-----------|--|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| Manydown | ALL | Basingstoke | 3,400 | | | 0 | 0 | 0 | 0 | 50 | 200 | 340 | 410 | 320 | 320 | 1760 | 1640 | 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 (Policy SS3.10) and is primarily in the ownership of the council and HCC (who have a 999 year lease) in addition to two 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 early 2020 following what the council accepts is a lengthy delay resulting primarily from the need to resolve a number of highway issues. The outline application seeks consent for residential-led development and the submitted application tests a site capacity of 3,200 dwellings +10% (3,520 dwellings). The phasing used in the housing land supply schedule reflects the information submitted as part of the outline application, the landowners' delivery plan, plus more recent updates from discussions held with the landowners through the site monitoring consultation. In light of previous delays, the site has been phased back from past predictions, with only 50 dwellings now being included in the 5 year supply in order to ensure a robust position. This will continue to be reviewed. In addition to finalising the outline application, design codes/site wide frameworks are currently being worked up. Reserved |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
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| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| | | | | | | | | | | | | | | | | | <p>matters applications for green and grey infrastructure will be developed in tandem with key phase masterplanning and first phase applications are due to follow in 2020/21. The key phase approach is in part designed to break the site down into deliverable phases of sustainable development which will also enable the discharge of conditions to be approached on a largely phased basis. Discharge of conditions will be addressed in parallel and on future phases at the appropriate time. The landowners are anticipating a start date on site of 2021/22 for main infrastructure and 2022/23 for residential starts. They are committed to accelerated levels of delivery on the site, which requires government support via early delivery of infrastructure and services investment. Significant Government funding has been bid for and is being negotiated, 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. However, initial delivery levels are relatively conservative to ensure a robust 5 year land supply position. 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. As there is currently no clear evidence that housing completions will occur 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 being progressed separately</p> | |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|------|-----------------------|------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|-----------|--|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| | | | | | | | | | | | | | | | | | | by Cala Homes. Due to on-going issues regarding a suitable yield for the site, this has also been phased outside of the 5 year supply but this position will continue to be monitored. |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|-------------|-----------------------|-------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|-----------|---|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| Basing View | ALL | Basingstoke | 300 | | | 0 | 0 | 0 | 0 | 0 | 0 | 100 | 100 | 100 | 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 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 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. 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. |
| Redlands | ALL | Basingstoke | 15 | | | 0 | 0 | 0 | 0 | 0 | 15 | 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 |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|--------------|-----------------------|------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|---|--|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| | | | | | | | | | | | | | | | | | (16/04727/FUL) but this was withdrawn in September 2017. A further application for 15 dwellings (18/00168/FUL) was submitted in January 2018 but this was also withdrawn and the prospective developer is no longer operating. The site has therefore been moved 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 | 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) but subsequently withdrawn in September 2018. A further outline application for demolition of the existing cottage and the erection of up to 15 dwellings, with car parking for the village hall (18/02521/OUT) has a resolution to grant consent subject to completion of a S106 agreement. The s106 is due to be signed in October 2019. Through the annual monitoring process the agent has stated that it considers the site to remain deliverable, and expects completions on site to take place in 2022/23 (7 units) and 2023/24 (8 units). The council considers that these predictions are reasonable for land supply purposes. Further information was provided through the agreed statement of intent/written statement which states that a reserve matters application will be submitted by the agent, alongside relevant supporting technical evidence which will be progressed once the s106 has been signed. There are no known constraints to the delivery of the site and there is clear evidence that it will deliver completions in the next five years. | |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|---------------|-----------------------|------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|-----------|---|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| Sainfoin Lane | ALL | Oakley | 35 | | | 0 | 0 | 0 | 20 | 15 | 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 (background studies, ecology, flood risk, highways etc. have been undertaken) with a planning application due to be submitted later this year/ early 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. |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|-------------|-----------------------|------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|-----------|--|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| Oakley Hall | ALL | Oakley | 30 | | | 0 | 0 | 0 | 10 | 20 | 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). An outline application for up to 33 units was submitted on behalf of the Fogarty Group Ltd and Cove Construction Limited, in December 2018 (18/03558/OUT) and is due to be determined in Autumn 2019. Through the site monitoring consultation the agent, Turley Associates, have outlined that the developer felt it was premature to provide details on the timing for reserve matters ahead of the outline permission being granted. However the outline application is being actively pursued and it remains on track for an Autumn determination. This position is reflected in their Statement of Intent which outlines their on-going commitment to delivering the site within a 5 year timescale. In terms of delivery rates, the council is using conservative assumptions based on typical delivery for small greenfield sites. Outline planning permission is due to be granted in 2019 and with reserved matters approved in 2020, this would enable completions in 2021/22. A more conservative delivery timescale of 2022/23 and 2023/24 has been used to ensure a robust position. There is clear evidence that housing completions will take place on the site within 5 years and no constraints have been identified. |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|--------------------------------------|-----------------------|------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|-----------|---|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| South of Two Gate Lane | ALL | Overton | 70 | | | 0 | 0 | 10 | 40 | 20 | 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) confirmed that their clients' were in advanced talks with a new developer and that the site remains deliverable. A developer (Bewley Homes) is now taking the site forward and a planning application is due to be submitted before Christmas 2019. A public exhibition was held by the developer in October 2019 to inform the application process. Technical work has been completed to support the application. The delivery of the site has been pushed back one year from the 2018 land supply schedule to ensure a robust position. There is clear evidence that housing completions will take place on the site within 5 years and there are no identified constraints with taking the site forward. |
| North West of Overton Primary School | ALL | Overton | 11 | | | 0 | 0 | 0 | 0 | 0 | 11 | 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. However, 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. |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|---------------------|-----------------------|------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|-----------|--|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| East of Court Drove | ALL | Overton | 14 | | | 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. 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. Through the site monitoring consultation the agents previously involved with the application (Marcus-Beale) have confirmed that following refusal of planning permission by committee last year the application has been submitted for an appeal. The position will be reviewed following the outcome of the appeal. |
| Dances Lane | ALL | Whitchurch | 15 | | | 0 | 0 | 0 | 0 | 0 | 5 | 10 | 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 previously 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. |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|---|-----------------------|------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|-----------|---|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| 57 Winchester Road /Whitchurch Car Centre | ALL | Whitchurch | 10 | | | 0 | 0 | 0 | 0 | 0 | 10 | 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. 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. |
| Fawconer Road | ALL | Kingsclere | 12 | | | 0 | 0 | 0 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 12 | 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 12 dwellings in the Kingsclere Neighbourhood Plan (Policy K HA1) which was made in October 2018. Through the site monitoring consultation David Wilson Homes (DWH) has confirmed that there is no reason that the site cannot come forward for development and it is considered to be deliverable. An outline planning application has been prepared (19/02370/OUT) and was submitted in September 2019 for up to |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|--------------|-----------------------|------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|---|--|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| | | | | | | | | | | | | | | | | | 13 units and this is currently being considered. DWH have stated, through the Statement of Intent that It is currently anticipated that the site will be disposed of with outline planning permission in June 2020, with an anticipated start date on site of January 2021. To ensure a robust land supply position, the site has been phased for 2022/23 to allow for the determination of the outline application, site disposal and reserved matters. David Wilson Homes do not foresee any constraints to delivery. Whilst there is no planning permission in place currently for this allocated site, it is considered that there is clear evidence that housing completions will be delivered on the site within the 5 year period. | |
| Coppice Road | ALL | Kingsclere | 26 | | | 0 | 0 | 0 | 10 | 16 | 0 | 0 | 0 | 0 | 0 | 0 | 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 26 dwellings in the Kingsclere Neighbourhood Plan (Policy K HA2) which was made in October 2018. Through the site monitoring consultation the agent (Barton Willmore) has stated that the site is deliverable and will be taken forward within the next couple of years following approval of a planning application. It anticipates all 26 units will be completed on site within the financial year 2020/21 and don't currently foresee any constraints likely to impact on future site delivery. The council has adopted a slightly phased back approach to ensure a robust basis for its housing land supply schedules and this has been agreed by the agent through the Statement of | |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|------|-----------------------|------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|---|--|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| | | | | | | | | | | | | | | | | | Intent. The site is therefore phased for delivery in 2022/23 and 2023/24. Whilst there is no planning permission in place currently, there is evidence that the site will be delivered in the 5 year period. This includes the completion of technical work including transport and ecological studies. A planning application is expected in 2020. The site is a small greenfield allocation with no constraints, including ownership and viability and there is clear evidence that housing completions will begin on site within five years. | |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|--|-----------------------|------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|-----------|---|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| Strokins Road | ALL | Kingsclere | 14 | | | 0 | 0 | 0 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 14 | 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 14 dwellings in the Kingsclere Neighbourhood Plan (Policy K HA3) which was made in October 2018. Through the site monitoring consultation the agent (Barton Willmore) has stated that the site is deliverable and will be taken forward within the next couple of years following approval of a planning application. It anticipates all 14 units will be completed on site within the financial year 2020/21 and don't currently foresee any constraints likely to impact on future site delivery. The council has adopted a slightly phased back approach to ensure a robust basis for its housing land supply schedules and this has been agreed by the agent through the Statement of Intent. The site is therefore phased for delivery in 2022/23. Whilst there is no planning permission in place currently, there is evidence that the site will be delivered in the 5 year period. This includes the completion of technical work including transport and ecological studies. A planning application is expected in 2020. The site is a small greenfield allocation with no constraints, including ownership and viability and there is clear evidence that housing completions will begin on site within five years. |
| Total from allocated sites | | | | | | | | | | | | | | | | | | |
| | | | 5807 | | | 0 | 0 | 30 | 223 | 289 | 465 | 710 | 770 | 650 | 550 | 2120 | 3687 | |
| Sites identified in the Brownfield Land Register/SHELAA | | | | | | | | | | | | | | | | | | |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|-----------------------------|-----------------------|-------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|-----------|---|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| Land east of ringway west | BLR/ SHELAA | Basingstoke | 25 | | | 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/ SHELAA | Basingstoke | 45 | | | 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 repromoted 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 |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|-------------------------------------|-----------------------|-------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|--|--|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| | | | | | | | | | | | | | | | | | 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/SHELAA | Basingstoke | 30 | | | 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 in the longer term. The council is due to develop a parking strategy, in line with the adopted Transport Strategy over the next 12 months. |
| Newnam Bassett House | BLR/SHELAA | Basingstoke | 12 | | | 0 | 0 | 0 | 0 | 0 | 12 | 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. The site is now available for redevelopment following the completion of schemes on the |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|---------------------|-----------------------|-------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|--|---|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| | | | | | | | | | | | | | | | | | remainder of the wider site. Through the site monitoring consultation HCC have confirmed that the site is being considered by Vivid Housing as part of the wider Winkelbury regeneration and that currently there are no specific timescales for its delivery/. For land supply purposes, due to the current uncertainty the site has been placed outside the 5 year supply but this position will continue to be monitored. | |
| Brinkletts Car Park | BLR/ SHELAA | Basingstoke | 20 | | | 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 in the longer term. The council is due to develop a parking strategy, in line with the adopted Transport Strategy over the next 12 months. |
| Central Car Park | BLR/ SHELAA | Basingstoke | 40 | | | 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 |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|-----------------------------|-----------------------|-------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|---|--|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| | | | | | | | | | | | | | | | | | 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 in the longer term. The council is due to develop a parking strategy, in line with the adopted Transport Strategy over the next 12 months. | |
| Police Station, London Road | BLR/ SHELAA | Basingstoke | 30 | | | 0 | 0 | 0 | 0 | 0 | 30 | 0 | 0 | 0 | 0 | 0 | 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 has ceased 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. The site is therefore now available for redevelopment and has been marketed as such. A planning application for 55 retirement apartments (19/00436/FUL) was submitted in February 2019 on behalf of Churchill Retirement Living, but this was refused and is being appealed. An updated application for 56 units was submitted in July (19/01822/FUL) and is currently being considered. The site is available for residential redevelopment but given the current position regarding planning applications there is not clear evidence, at this stage, that completions will begin on site within 5 years. As such, a precautionary approach has been used and the site has not been included in the 5 year supply at this stage. The yield of the | |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|--|-----------------------|---------------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|--|--|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| | | | | | | | | | | | | | | | | | site may also increase although 30 units is considered to be a robust position for land supply purposes at this stage, reflecting the Brownfield Site Register entry. The position on the site will continue to be actively managed and any increase in yield will be picked up in future monitoring, | |
| Field Adjoining The White Hart, Reading Road | BLR/SHELAA | Sherfield-on-Loddon | 15 | | | 0 | 0 | 0 | 0 | 0 | 7 | 8 | 0 | 0 | 0 | 0 | This 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, 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. An application for 15 units (17/03849/FUL) is currently being considered. There is a developer associated with the site (Mill Lane Estates) and the affordable housing units are due to be delivered by Radian. Details associated with the S106 are currently being considered. There is clear evidence that the site is being actively taken forward and that housing completions will be delivered on the site in the suggested timescales. However, as the site was not permitted, allocated or listed on the brownfield land register on 1 April, the site has been placed outside of the 5 year supply for land supply purposes in 2019. | |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|----------------|-----------------------|-------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|-----------|---|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| Camrose Ground | BLR/ SHELAA | Basingstoke | 160 | | | 0 | 0 | 0 | 0 | 0 | 50 | 50 | 60 | 0 | 0 | 0 | 160 | The site is a SHELAA site (ref.BAS024). It is previously developed land within the built up area of Basingstoke. The site was occupied by Basingstoke Town Football Club (BTFC). 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) and is included on the councils' BLR. Through the site monitoring process the agent (Fibonacci Architects) has stated that the site is being progressed and first completions will come forward in 2020/21 (50 units) with a further 50 completions in 2021/22 and 60 in 2022/23. The if predicted completion rates are based on the fact that an outline planning application has been submitted for phase 1 of 89 dwellings and if consented the site will be sold to a residential developer in the first quarter of 2020. However, the relocation of BTFC to Winklebury and construction of a new relief road through part of the site are a constraint impacting upon future site delivery. The Winklebury site has also not yet been secured, and therefore the movement of the club is uncertain. The Council and Sport England currently hold objections against the application as a result. Whilst there is evidence the site is being progressed, in light of the current uncertainty, it has been moved outside the 5 year period for land supply reasons and this position will continue to be monitored. |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|-------------|-----------------------|-------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|-----------|--|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| Unity Place | BLR/ SHELAA | Basingstoke | 240 | | | 0 | 0 | 0 | 0 | 0 | 120 | 120 | 0 | 0 | 0 | 0 | 240 | The site is identified on the council's Brownfield Land Register (BLR) and gained prior approval for 240 units in May 2019 (19/00717/GPDOFF). Through the site monitoring process the developer (Salisbury Property Investments Ltd) stated that they consider the site deliverable. The site is available for conversion now being unoccupied, and hoardings have been erected. The developer (SHF Group Property) anticipates that the scheme will be complete within financial year 2022/23, based on their current workload and finance. A second (alternative) scheme for 256 units (19/01383/GPDOFF) was granted in July with a further scheme for 270 units (19/01664/GPDOFF) being granted in August. As the site did not have planning permission and was not included on the BLR at 1 April the site is not included in the 5 year land supply at this stage. However, this will be updated for the 2020 schedule as the site is being actively taken forward. In reality, there is evidence both on site and from the developers that the site will be delivered within the 5 year timescale and there are no know constraints to delivery. |
| Riverside | BLR/ SHELAA | Old Basing | 11 | | | 0 | 0 | 0 | 0 | 0 | 11 | 0 | 0 | 0 | 0 | 0 | 11 | The site gained prior approval for change of use of offices to 11 homes in May 2019 (18/03671/GPDOFF). Through the site monitoring consultation the agent at Murray Planning has confirmed that the site is deliverable. They anticipate all 11 completions will fall within financial year 2021/22. These predicted completion rates are based on the fact that there are three office buildings on site, and the leases on the offices expire at different times, |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|--------------------------|-----------------------|-------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|---|--|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| | | | | | | | | | | | | | | | | | with the latest being December 2021. The site will therefore be fully available for conversion to residential development from 2021/22. The agent does not foresee any constraints to delivery other than waiting for the leases to expire. Whilst there is evidence to suggest that the site will be delivered within the 5 year period, it is not currently available for redevelopment and therefore the site has been pushed outside the 5 year land supply at this stage. | |
| Boundary Place | BLR/ SHELAA | Tadley | 17 | | | 0 | 0 | 0 | 0 | 0 | 17 | 0 | 0 | 0 | 0 | 0 | The site gained planning permission (subject to S106) for 17 homes in August 2019 (19/00579/FUL). The deliverability of the site will be considered in the next AMR. | |
| Land west of 2 Kite Hill | BLR/ SHELAA | Basingstoke | 10 | | | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 10 | 0 | 0 | 0 | The site is a SHELAA site (Ref BAS029) and is considered suitable for development in principle. The site lies on the edge of Basingstoke but within the SPB. The site was promoted for development through the call for sites consultation in 2019 and there are no known legal or ownership problems. The site is not currently considered to be deliverable but this position will continue to be monitored. | |
| Land off Ashwood Way | BLR/ SHELAA | Basingstoke | 18 | | | 0 | 0 | 0 | 0 | 0 | 10 | 8 | 0 | 0 | 0 | 0 | The site is a SHELAA site (Ref BAS032) and lies within the Basingstoke SPB. The site is currently in use as a day services centre for people with a Learning Disability but the owner, HCC , have confirmed that the site is no longer needed and is therefore neither desirable or viable to be retained. The site was promoted for development through the call for sites consultation in 2019 and there are no known legal or ownership problems. The site is not currently considered to be deliverable as the site is not available now but this position will continue to be monitored. | |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|--|-----------------------|-------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|-----------|---|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| The Hollies, Aldermaston Road | BLR/SHELAA | Basingstoke | 21 | | | 0 | 0 | 0 | 0 | 0 | 11 | 10 | 0 | 0 | 0 | 0 | 21 | The site is a SHELAA site (Ref RO002) which lies within the Basingstoke SPB. The site is vacant and the buildings have been demolished. The site was promoted for development through the call for sites consultation in 2019 and there are no known legal or ownership problems, being owned by Homes England. The site is not currently considered to be deliverable but this position will continue to be monitored. |
| Total of sites identified in the BLR/SHLAA | | | 694 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 268 | 196 | 115 | 75 | 40 | 0 | 694 | |
| Total of sites identified in the BLR/SHELAA (discounted by 10% for 5-15 yrs.) | | | 625 | | | 0 | 0 | 0 | 0 | 0 | 241 | 176 | 104 | 68 | 36 | 0 | 625 | |
| Total sites identified in the BLR/SHLAA | | | | | | | | | | | | | | | | | | |
| | | | 625 | 0 | | 0 | 0 | 0 | 0 | 0 | 241 | 176 | 104 | 68 | 36 | 0 | 625 | |
| Total regeneration sites (Local Plan Policy SS2) | | | | | | | | | | | | | | | | | | |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|---|-----------------------|-------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|-----------|--|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| | ALL | Basingstoke | 200 | | | 0 | 0 | 0 | 0 | 0 | 40 | 40 | 40 | 40 | 40 | 0 | 200 | The adopted Local Plan includes an allowance for the delivery of 200 units through regeneration schemes (Policy SS2). 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. The council is currently working proactively with relevant partners, including Vivid and HCC, to progress a regeneration masterplan for Winklebury which will bring forward the former Fort Hill school site as well as a number of other regeneration opportunities, including the Winklebury Centre. 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. Partners will continue to work together and with the community to progress potential opportunity sites. This source of development has been placed outside of the current 5 year timeframe for land supply purposes due to the current lack of clarity on timescales but it is expected that regeneration at Winklebury will bring forward units within a 5 year timescale. |
| Neighbourhood Planning (Local Plan Policy SS5) | | | | | | | | | | | | | | | | | | |

| Site | Site Status at 1/4/19 | Settlement | Net Dwls available | Completions 2011-19 | Under construction at 1 April 2019 | 0-5 years | | | | | 5-10 years | | | | | Unlikely within Plan period | Net Total | |
|---|-----------------------|------------|--------------------|---------------------|------------------------------------|-----------|---------|---------|---------|---------|------------|---------|---------|---------|---------|-----------------------------|-----------|---|
| | | | | | | 2019/20 | 2020/21 | 2021/22 | 2022/23 | 2023/24 | 2024/25 | 2025/26 | 2026/27 | 2027/28 | 2028/29 | | | |
| Small settlements | | | 44 | | | 0 | 0 | 0 | 0 | 0 | 10 | 10 | 10 | 10 | 4 | 0 | 44 | The settlements of Ashford Hill, Old Basing, 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. 5 remaining settlements have yet to fulfil their requirement (by 1 April 2019), 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 4 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, Dummer and Burghclere all having designated areas for the purpose of Neighbourhood Planning. Burghclere submitted their Neighbourhood Plan for examination in November 2019. |
| Total from Neighbourhood Plans (Policy SS5) on non-allocated sites | | | | | | | | | | | | | | | | | | |
| Total remaining from SS5 requirement | | | 44 | | | 0 | 0 | 0 | 0 | 0 | 10 | 10 | 10 | 10 | 4 | 0 | 44 | |
| TOTAL SUPPLY | | | | | | | | | | | | | | | | | | |
| | | | 12502 | | | 1507 | 1547 | 993 | 651 | 553 | 991 | 1112 | 1094 | 898 | 680 | 2476 | 10026 | |

Key:

| | |
|------------|---|
| DET | Detailed Planning Permission at 1 April 2019 |
| OUT | Outline Planning Permission at 1 April 2019 |
| PA | Prior Approval at 1 April 2019 |
| ALL | Site allocation in the Local Plan (2011 - 2029) or Made Neighbourhood Plan at 1 April 2019 |
| BLR/SHELAA | Site identified in Brownfield Land Register or Strategic Housing and Economic Land Availability Assessments |

Appendix 5: List of abbreviations

| | |
|--------------|---|
| ALP | Adopted Basingstoke and Deane Local Plan 2011-2029 |
| AMR | Authority Monitoring Report |
| BDBC | Basingstoke and Deane Borough Council |
| BNP | Bramley Neighbourhood Plan |
| BRES | Business Register and Employment Survey |
| CIL | Community Infrastructure Levy |
| EA | Environment Agency |
| ENA | Economic Needs Assessment |
| HDT | Housing Delivery Test |
| HDTAP | Housing Delivery Test Action Plan |
| IFS | Infrastructure Funding Statements |
| LPU | Local Plan Update |
| MHCLG | Ministry of Housing, Communities and Local Government |
| NPPF | National Planning Policy Framework |
| ODNP | Oakley and Deane Neighbourhood Plan |
| ONP | Overton Neighbourhood Plan |
| PDL | Previously Developed Land |
| PPG | Planning Practice Guidance |
| SMBNP | St Mary Bourne Neighbourhood Plan |
| SOLNP | Sherfield on Loddon Neighbourhood Plan |
| SPB | Settlement Policy Boundary |
| SPD | Supplementary Planning Document |
| SSJNP | Sherborne St John Neighbourhood Plan |
| SUD | Sustainable Urban Drainage System |
| VDS | Village Design Statement |
| WNP | Whitchurch Neighbourhood Plan |

Appendix 6: Monitoring Made Neighbourhood Plans

Previously Monitored Neighbourhood Plans

The first monitoring reports for the following neighbourhood plans were published in December 2018 and can be read on the council's website via the following link (www.basingstoke.gov.uk/BD10).

The second monitoring reports are shown below and cover the time period from 1 April 2018 – 31 March 2019.

Bramley Neighbourhood Plan (Monitoring Period 2)

Oakley and Deane Neighbourhood Plan (Monitoring Period 2)

Overton Neighbourhood Plan (Monitoring Period 2)

Newly Monitored Neighbourhood Plans

Sherborne St John Neighbourhood Plan (Monitoring Period 1)

Sherfield on Loddon Neighbourhood Plan (Monitoring Period 1)

St Mary Bourne Neighbourhood Plan (Monitoring Period 1)

Whitchurch Neighbourhood Plan (Monitoring Period 1)

Previously Monitored Neighbourhood Plans

Bramley Neighbourhood Plan (Monitoring Period 2)

Bramley Neighbourhood Plan 2011-2029

Monitoring Report 2: 1 April 2018- 31 March 2019

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 policies in its Local Plan, and government guidance recommends that policies in neighbourhood plans are monitored too. This monitoring report has therefore been produced by BDBC in conjunction with Bramley Parish Council to understand how the neighbourhood plan is 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.**

The council published the first monitoring report on the Neighbourhood Plan in December 2018, which covered the period from 26 May 2016 (the date of adoption) to 31 March 2018 This can be found at: <https://www.basingstoke.gov.uk/BD02>. This second monitoring report covers the period from 1 April to 31 March 2019, and identifies the position at 1 April 2019.

Progress against Local Plan Policy SS5

Under Policy SS5, Bramley has a requirement to deliver at least 200 homes over the Plan period. 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 village's SPB.

The Local Plan site allocation Razors Farm is located within the Parish but does not count towards the SS5 requirement because it is located within the Settlement Policy Boundary of Basingstoke Town.

The Local Plan identifies that certain other development can count towards the housing delivery requirement 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 329 dwellings consented that qualified towards Local Plan Policy SS5 at 31st March 2019. These are:

Table BNP 1: 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/ OUT | Minchens Lane | 200 | No | Before adoption of NP |
| 25/04/16 | 15/02708/ OUT and 18/00099/ RES | Land to the North of Sherfield Road (Strawberry Fields) | 50 | No | Before adoption of NP |
| 25/05/16 | 15/02682/ OUT | Land adjacent to the Street | 65 | No | Before adoption of NP |
| 12/10/18 | 18/01517/ GPDOFF | The Upper Barn, Middle Barn and South Barn, Minchens Court | 14 | No | After adoption of NP |
| Total | | | 329 | | |

There have been 112 qualifying completions for Policy SS5, as of 31 March 2019, these are all at the Minchens Lane site (14/01075/OUT). The council will continue to monitor the delivery of housing in the parish to ensure that the consents detailed above are built out and the policy requirement is met.

Monitoring of the Bramley Neighbourhood Plan

This proforma should be read conjunction with the policies and explanatory text in the Bramley Neighbourhood Plan. The table below is designed to provide a summary of how the neighbourhood plan is performing. Further detail regarding a breakdown of each of the planning applications detailed in the proforma can be requested by contacting the Planning Policy Team.

| Policy in the Bramley Neighbourhood Plan | Summary/description of the policy | Policy Target (as agreed with Bramley Parish Council) | Performance during the monitoring period (1 April 2018 to 31 March 2019) |
|--|---|---|--|
| Housing | | | |
| Policy H1: New Housing Development | The policy seeks to allow growth in the most sustainable locations in the parish with a spatial supporting growth within the Settlement Policy Boundary and where it is in accordance with relevant Local Plan policies for development in the countryside. | To only allow development outside the SPB of Bramley in exceptional circumstances, as set out in Local Plan Policy SS6. | <p><u>Consents</u></p> <p>16 new dwellings (gross and net) were approved within the monitoring year. This was from two applications which were granted within Settlement Policy Boundaries:</p> <ul style="list-style-type: none"> • 14 new dwellings (gross and net) at The Upper Barn, Middle Barn and South Barn, Minchens Court (18/01517/GPDOFF). This was a prior approval application for the conversion of an office building to residential. In accordance with the General Permitted Development Order, the Local Planning Authority was only able to consider a limited range of matters. • 2 new dwellings (gross and net) at Razors Farm, Cufaude Lane (17/04266/FUL and 17/04267/LBC). This was located within the Basingstoke SPB. <p>Three reserved matters applications were also approved during the monitoring year. These were for sites located outside the SPB, where the principle of development had previously been accepted through the outline consent:</p> |

| Policy in the Bramley Neighbourhood Plan | Summary/description of the policy | Policy Target (as agreed with Bramley Parish Council) | Performance during the monitoring period (1 April 2018 to 31 March 2019) |
|---|--|--|---|
| | | | <ul style="list-style-type: none"> • Land at Minchens Lane (17/04282/RES) for phase 4 for 83 dwellings. This is pursuant to the outline application for 200 dwellings (14/01075/OUT). • Land at The Street (1800366/RES) for 65 dwellings pursuant to planning permission 15/02682/OUT. • Land to the North of Sherfield Road (18/00099/RES) for 50 dwellings pursuant to planning permission for 15/02708/OUT. <p><u>Completions</u> 172 dwellings (gross and net) were completed within the parish during the monitoring year.</p> <ul style="list-style-type: none"> • 116 of these dwellings were completed at Razors Farm (a Local Plan site allocation) which is within the Basingstoke Town Settlement Policy Boundary located to the south of the parish. • 56 of these dwellings were completed at Minchens Lane (16/04505/RES and 16/03524/RES) which is located adjacent to the Bramley Settlement Policy Boundary. • There were no completions within the SPB of Bramley. |
| Policy H2: Provision of Housing to meet local needs | The policy requires new housing development to demonstrate how the types of housing proposed will meet the | To ensure new housing development incorporates a mix of tenure and size to meet the needs of Bramley, with a particular focus upon | <p><u>Consents for new housing</u></p> <p><u>Reserved matters consents</u> The neighbourhood plan policies were used for the determination of the following three reserved matters applications:</p> |

| Policy in the Bramley Neighbourhood Plan | Summary/description of the policy | Policy Target (as agreed with Bramley Parish Council) | Performance during the monitoring period (1 April 2018 to 31 March 2019) |
|--|--|---|---|
| | local needs and ensure a balanced mix of housing in Bramley. | smaller dwellings, affordable housing and specialist care facilities. | <p>1) Land to the North of Sherfield Road (18/00099/RES) for 50 dwellings with 40% (20) of dwellings being affordable housing. The housing mix was:</p> <ul style="list-style-type: none"> • 4 x 1 bedroom dwellings (all affordable) (8% of overall mix) • 16 x 2 bedroom dwellings (consisting of 8 x market – 8 x affordable dwellings) (32% of overall mix) • 17 x 3 bedroom dwellings (consisting of 8 x affordable – 9 x market dwellings) (34% of overall mix). • 10 x 4 bedroom dwellings (all market housing) (20% of overall mix). • 3 x 5 bedroom dwellings (all market housing) (6% of overall mix). <p>Although there is no specific housing mix identified within the Bramley Neighbourhood Plan, the policy seeks to deliver a mix of housing and particularly provision for smaller households including one and two bedroom accommodation. Within this development, 40% of dwellings are 1 and 2 bedroom dwellings, and 74% of dwellings have 3 bedrooms or fewer.</p> <p>2) Land at Minchens Lane (17/04282/RES) for phase 4 for 83 dwellings. 40% (37 dwellings) of dwellings were affordable dwellings. The overall mix for phase 4 is:</p> <ul style="list-style-type: none"> • 15 x 2 bed (all affordable) (18% of overall mix) |

| Policy in the Bramley Neighbourhood Plan | Summary/description of the policy | Policy Target (as agreed with Bramley Parish Council) | Performance during the monitoring period (1 April 2018 to 31 March 2019) |
|--|-----------------------------------|---|---|
| | | | <ul style="list-style-type: none"> • 38 x 3 beds (19 market, 19 affordable) (46% of overall mix) • 30 x 4 bed (27 market, 3 affordable) (36% of overall mix) <p>In isolation, phase 4 is heavily weighted towards the delivery of 4 bedroom market homes. However, when assessed as a whole the site is much better balanced and therefore was considered to comply with Policy H2 of the Bramley Neighbourhood Plan. The overall mix over the whole Minchens Lane site is:</p> <ul style="list-style-type: none"> • 2 bed dwellings consist of 12% of overall mix, • 3 bed dwellings consist of 44% of overall mix, • 4 bed dwellings consist of 31% of overall mix and • 5 bed dwellings consist of 13% of overall mix. <p>3) Land at The Street (18/00366/RES) agreed mix is for 65 dwellings, 39 market dwellings and 26 affordable housing dwellings (40%). The overall mix is:</p> <ul style="list-style-type: none"> • 6 x 1 bedroom dwellings (all affordable) (9% of overall mix). • 18 x 2 bed dwellings (4 x market dwellings, 14 x affordable dwellings) (28% of overall mix). • 18 x 3 bed dwellings (13 market dwellings, 5 affordable dwellings) (28% of overall mix). • 10 x 4 bed dwellings (9 market dwellings, 1 affordable unit) (15% of overall mix). |

| Policy in the Bramley Neighbourhood Plan | Summary/description of the policy | Policy Target (as agreed with Bramley Parish Council) | Performance during the monitoring period (1 April 2018 to 31 March 2019) |
|--|--|---|---|
| | | | <ul style="list-style-type: none"> • 15 x 5 bed dwellings (all market dwellings) (23% of overall mix). <p>The overall housing mix provides a majority of smaller dwellings as 65% of the dwellings would have one, two or three bedrooms. Through the application process, the applicant provided evidence to demonstrate why the proposal would meet local needs, and the number of large market dwellings was reduced. In agreeing the final mix, the case officer gave weight to the character of the proposal, the site, and the surrounding area.</p> <p><u>Permitted development consents</u> The application at Minchens Court (18/01517/GPDOFF) was approved under permitted development rights and therefore the council could not influence the housing mix on site.</p> |
| Community | | | |
| Policy CVA1: Bramley Community-Valued Assets | Development should not result in the loss of or have an adverse impact on community valued assets. | 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. | <u>Consents</u> No planning applications resulted in the loss of any community valued assets. However, two applications were approved that enhanced community valued assets: <ul style="list-style-type: none"> • One Stop, Sherfield Road (18/01431/ADV) for new signage. • Bramley Village Hall (18/01623/FUL) for the erection of a single storey front extension, which would improve the facility. |

| Policy in the Bramley Neighbourhood Plan | Summary/description of the policy | Policy Target (as agreed with Bramley Parish Council) | Performance during the monitoring period (1 April 2018 to 31 March 2019) |
|--|--|---|---|
| | | | No planning applications were refused within the sites of Community Valued Assets. |
| Policy CVA 2: Provision of new community facilities. | Where planning permission is granted for development in Bramley opportunities will be taken to provide facilities and amenities of community value. | For new development in Bramley to deliver new community facilities. | <p><u>Consents</u></p> <ul style="list-style-type: none"> No new community facilities were consented during the monitoring year, therefore the policy was not tested during the monitoring year. <p><u>Completions</u></p> <ul style="list-style-type: none"> No new community facilities were completed during the monitoring year. <p><u>Planning Obligations</u></p> <ul style="list-style-type: none"> No planning applications (full or outline) of sufficient size to deliver community facilities were approved in the monitoring year. |
| Environment and Design | | | |
| Policy D1: Protecting, complementing and enhancing the historic rural setting of Bramley | Development in and around Bramley village must protect, complement or enhance the character area(s) identified in the Bramley Character Assessment within or | 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><u>Refusals based on design</u></p> <p>Three planning applications were refused which were capable of being determined against policies in the neighbourhood plan. Design was a reason for refusal in all of the eligible applications. These applications cited policy D1 and/or D2 either in the case officers report or decision notice:</p> |

| Policy in the Bramley Neighbourhood Plan | Summary/description of the policy | Policy Target (as agreed with Bramley Parish Council) | Performance during the monitoring period (1 April 2018 to 31 March 2019) |
|--|---|---|--|
| | adjacent to which it is located. | | |
| Policy D2: Design of New Development | New development in Bramley must deliver good quality design and where possible meet the criteria in the policy. | | <ul style="list-style-type: none"> • 18 Strawberry Fields (18/01730/HSE) for the erection of a two storey side extension where one of the principal reasons for refusal was due to the size, design and siting of the proposed extension which would not be in accordance with Policy D2. This was later dismissed at appeal in November 2018, where the Inspector agreed that it would have unacceptable adverse effects on the character and appearance of the host property and locality. • 6 Churchlands (18/03184/HSE), for a one and a half storey side extension, where the one of the principal reasons for refusal due to height, scale and massing not in accordance with Policy D2. This was later dismissed at appeal in March 2019 which agreed that the proposal would have a harmful effect upon the character and appearance of the immediate area. • The Upper Barn, Middle Barn and South Barn (18/03304/FUL) for external alterations and bin stores. One of the principal reasons for refusal was that the proposal was not in accordance with policies D1 and D2 of the Neighbourhood Plan. This was later allowed by an inspector at appeal in June 2019 on the grounds that there would only be minor changes to the external appearance of the building which would not be harmful to the surrounding character or setting, and therefore the |

| Policy in the Bramley Neighbourhood Plan | Summary/description of the policy | Policy Target (as agreed with Bramley Parish Council) | Performance during the monitoring period (1 April 2018 to 31 March 2019) |
|--|-----------------------------------|---|---|
| | | | <p>proposed alterations would not be in breach of policies D1 and D2.</p> <p><u>Consent for reserved matters planning applications</u></p> <p>As previously stated, three large reserved matters applications were approved within the monitoring period. Design was a matter for consideration in each application and the detail of these is noted below:</p> <ul style="list-style-type: none"> • Land at Minchens Lane (17/04282/RES) for phase 4 for 83 dwellings. The site has been designed in a neo-vernacular style to reflect the character of the village. The case officer noted that the materials palette and detailing of the proposed dwellings would not be out of keeping with the wider site context of Bramley. • Land at The Street (18/00366/RES) for 65 dwellings pursuant to planning permission 15/02682/OUT. The parish council noted that the design could lead to a terracing effect and sought additional barn hips on the roofs. However the case officer noted that there were suitable gaps between proposed buildings, and that the overall design included a mixture of roof designs and chimney stacks that would add variety and ensure that a terracing effect would not occur. • Land to the North of Sherfield Road (18/00099/RES) for 50 dwellings pursuant to planning permission for 15/02708/OUT. A mixture of roof designs were proposed |

| Policy in the Bramley Neighbourhood Plan | Summary/description of the policy | Policy Target (as agreed with Bramley Parish Council) | Performance during the monitoring period (1 April 2018 to 31 March 2019) |
|--|-----------------------------------|---|---|
| | | | <p>with a number of chimney stacks to add variety which was supported by the parish council.</p> <p><u>Building for Life assessments</u> Building for Life assessments are used to monitor design and masterplanning of whole schemes or phases of major planning applications. Building for Life uses a scoring system against a number of specific indicators relating to factors such as density and accessibility.</p> <p>Phase 1 of the Local Plan site allocation at Razors Farm was assessed during the monitoring year. The site is located within the SPB of Basingstoke Town, however lies within the parish of Bramley.</p> <p>The scheme achieved a rating of very good, scoring 12 out of 12. The council's urban designer commented that scheme has a traditional character drawing on local architectural forms, styles and materials. The scheme is executed to a high quality with most buildings exhibiting architectural detailing such as ornamental brickwork, plinths, corbelled chimneys, deep windows, arched porches and arched window headers. The materials of brick, tile roofs, tile hanging and flint follow the local vernacular.</p> |

| Policy in the Bramley Neighbourhood Plan | Summary/description of the policy | Policy Target (as agreed with Bramley Parish Council) | Performance during the monitoring period (1 April 2018 to 31 March 2019) |
|--|---|---|--|
| Policy RE1: Reducing Flood Risk | Planning applications for development in Bramley which is located within an areas at risk of flooding must include mitigation measures. | To ensure new development is not at risk of flooding and would not increase flooding elsewhere. | <p><u>Consents</u></p> <p>Two planning applications were granted on sites which had land in flood zone 2 or 3 within their boundary.</p> <ul style="list-style-type: none"> • The reserved matters for land to the north of Sherfield Road (18/00099/RES). Although part of the site was in the flood zone, no homes were proposed within this area, so the application was approved. • 12 Osler Close, for a side and rear extension (18/00713/HSE). A Flood Risk Assessment was submitted that confirmed that the floor levels within the proposed development would not be set lower than the existing levels and that flood proofing would be incorporated where appropriate. <p><u>Refusals for sites located in flood zones</u></p> <p>Two planning applications were refused which were located in flood zone 2 or 3, however these were not for new dwellings, and the location in the flood zone was not a principal reason for refusal.</p> <p><u>Completions</u></p> <p>No dwellings were completed in the monitoring year which were located in flood zone 2 or 3.</p> |

| Policy in the Bramley Neighbourhood Plan | Summary/description of the policy | Policy Target (as agreed with Bramley Parish Council) | Performance during the monitoring period (1 April 2018 to 31 March 2019) |
|---|--|---|---|
| Policy RE2: Protection of Local Green Space | Local Green Space which is designated within the neighbourhood plan should remain undeveloped. Development on designated Local Green Space will only be permitted in very special circumstances. | To only allow development on local green space in very special circumstances. | <p><u>Consents</u></p> <ul style="list-style-type: none"> No planning applications were determined on land within designated Local Green Space. <p><u>Completions</u></p> <ul style="list-style-type: none"> No development was completed on designated Local Green Space. |
| Policy RE3: Protection and enhancement of the natural environment | Development should mitigate any impacts to biodiversity and geodiversity. New trees and hedgerows within new development in the parish must reflect local biodiversity. | To ensure development does not cause significant harm to biodiversity and/or geodiversity or provides appropriate mitigation as required by policy RE3. | <p><u>Consents granted which contain important hedgerows</u></p> <ul style="list-style-type: none"> The reserved matters application for Minchens Lane (17/04282/RES) contained an important hedgerow as identified in illustration 6e(i) within its boundary. The plans submitted show the hedgerow retained within the development. Initially a number of non-native species were proposed in the northern public open space, this was unacceptable and the requirement for native species was secured by an additional condition (10) on the reserved matters application. This condition has not been discharged. The application at Razors Farm (17/04266/FUL) for the demolition of existing barn and erection of 2 new dwellings involved the loss of a small amount of important hedgerow |

| Policy in the Bramley Neighbourhood Plan | Summary/description of the policy | Policy Target (as agreed with Bramley Parish Council) | Performance during the monitoring period (1 April 2018 to 31 March 2019) |
|---|--|---|---|
| | | | <p>as identified in illustration 6e(i). Although the loss of some existing mature tree cover was noted, it was considered that a significant proportion of the mature trees would be maintained. The planting proposals seek to retain and enhance the boundary vegetation and filling any gaps with mixed native hedgerow and native trees where required. Overall, it was concluded that in view of the existing tree cover it was considered that additional tree planting proposed is adequate.</p> <ul style="list-style-type: none"> The reserved matters application for Land to the North of Sherfield Road (18/00099/RES) for 50 dwellings. The site contained hedgerow identified in illustration 6e(i) within its boundary. The majority of the hedgerow has been retained on the western boundary adjacent to Cufaude Lane. Native trees and hedgerow have been secured on the eastern boundary by condition. The agreed plans also included new native hedgerow in the centre of the site which has been designed to provide a habitat link west to east within the site. |
| Infrastructure | | | |
| Policy T1: Improving the footpath and cycle way network | The development, improvement and extension of the footpath and cycleway network (in illustration | To ensure development improves the footpath and cycleway network. | As all of the reserved matters applications which were approved during the monitoring year already signed S106 agreement at the outline stage of the planning permission, no S106 or CIL was collected which could be funded towards improvements to the footpath and cycleway network. |

| Policy in the Bramley Neighbourhood Plan | Summary/description of the policy | Policy Target (as agreed with Bramley Parish Council) | Performance during the monitoring period (1 April 2018 to 31 March 2019) |
|---|--|---|---|
| | 6g within the plan) will be supported to provide better connectivity within the village, safe routes and better access to the countryside. | | The permitted development scheme was not required to pay any planning obligations (i.e. S106 or CIL contributions). |
| Policy T2: Improving road safety in Bramley | Development proposals must ensure that they will not create a severe adverse impact on road safety at known traffic hazards (as identified in Appendix G). | To ensure development mitigates the identified road safety impacts in the locations of the main traffic hazards as per Appendix G of policy T2. | <u>Refusals on highway grounds</u> No major planning applications were refused on highway grounds during the monitoring year. However, two small scale planning applications were refused which cited Policy T2 as a reason for refusal: <ul style="list-style-type: none"> • Plots 6 And 7, Land at Cufaude Lane (18/00611/RET) for equestrian use, as inadequate information had been submitted to demonstrate that acceptable sightlines and access crossover can be achieved for vehicles, without interference with the movement of road users. • QPS House (18/03035/FUL) for the change of use of ground floor of building from a Barber shop (A1) and Tanning Salon (Sui Generis) to a two bedroom flat (C3) on one side and a 4 bedroom HMO (C4). It was considered that the application had failed to demonstrate that it could provide adequate off-road vehicle parking. |
| Policy E1: New employment development | Proposals for the development of new small businesses and | To allow the development of small businesses and expansion or diversification | <u>Change of use consents for new employment development</u> <ul style="list-style-type: none"> • Change of use was permitted from estate agents to tanning shop (18/01033/RET) at QPS House, The Street, |

| Policy in the Bramley Neighbourhood Plan | Summary/description of the policy | Policy Target (as agreed with Bramley Parish Council) | Performance during the monitoring period (1 April 2018 to 31 March 2019) |
|--|--|--|--|
| | for the expansion or diversification of existing businesses will be supported provided that the criteria in Policy EM1 can be met. | of existing businesses where they accord with policy E1. | <p>Bramley. The proposal was for a new small business, as supported by Policy E1, and in considering the application, weight was given to the fact that the proposed use would still create jobs.</p> <p>Change of use resulting in the loss of employment development</p> <ul style="list-style-type: none"> • Office space was lost through a conversion to residential via a permitted development rights application at The Upper Barn, Middle Barn and South Barn, Minchens Court (18/01517/GPDOFF). <p><u>New consents for employment floorspace</u></p> <ul style="list-style-type: none"> • There were no applications approved for new employment floorspace in the monitoring year. <p><u>Completed employment floorspace</u></p> <ul style="list-style-type: none"> • No new employment floorspace was completed during the monitoring year. |

Oakley and Deane Neighbourhood Plan (Monitoring Period 2)

Oakley and Deane Neighbourhood Plan 2011-2029

Monitoring Report 2: 1 April 2018- 31 March 2019

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 policies in its Local Plan, and government guidance recommends that policies in neighbourhood plans are 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.**

The council published the first monitoring report on the Neighbourhood Plan in December 2018, which covered the period from 26 May 2016 (the date of adoption) to 31 March 2018. This can be found at: <https://www.basingstoke.gov.uk/BD02>. This second monitoring report covers the period from 1 April 2018 to 31 March 2019, and identifies the position at 31 March 2019.

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 delivery requirement 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 161 dwellings consented that qualified towards Local Plan Policy SS5 at 31st March 2019. 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 17/00798/RES | 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 and 14/06/2018 | 16/01019/FUL and 17/04240/FUL | East Oakley House | 5 | No | After adoption of NP |
| 20/04/2018 | 17/02874/OUT | Park Farm | 48 | Yes | After adoption of NP |
| Total | | | 161 | | |

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. Park Farm was allocated in the neighbourhood plan for 45 units, however has consent for 48 units. The consented figure of 48 units counts towards the requirement of Policy SS5.

There have been 8 qualifying completions for Policy SS5 (all at Leamington Court) in the parish as of 31 March 2019. The council will continue to monitor the delivery of housing in the parish to ensure that the consents detailed above are built out and the policy requirement is met.

Monitoring of the Oakley and Deane Neighbourhood Plan

This proforma should be read in conjunction with the policies and explanatory text in the Oakley and Deane Neighbourhood Plan. The table below is designed to provide a summary of how the neighbourhood plan is performing. Further detail regarding a breakdown of each of the planning applications detailed in the proforma can be requested by contacting the Planning Policy Team.

| Housing | | | |
|---|---|--|---|
| Policy in the Oakley and Deane Neighbourhood Plan: | Summary/description of the policy | Policy Target (as agreed with Oakley and Deane Parish Council) | Performance during the monitoring period (1 April 2018 to 31 March 2019) |
| Site allocations within the Oakley and Deane Neighbourhood Plan | | | |
| Local Plan Policy SS1 (Scale and Distribution of New Housing) Policy 1 – New Housing Development Volume Policy 3 – Site allocations | Permission will be granted to new housing allocations as set out in Map 4 of the Oakley and Deane Neighbourhood Plan. | To deliver approximately 150 homes in the parish through site allocations. | <p><u>Overview</u></p> <ul style="list-style-type: none"> Two of the five site allocations in the Oakley and Deane Neighbourhood Plan have planning permission. These are Land at Beech Tree Close (14/00963/OUT and 17/00798/RES) and Park Farm (17/02874/OUT). <p><u>Consents</u></p> <ul style="list-style-type: none"> During the monitoring year, planning permission was granted for the site allocation at Land at Park Farm (17/02874/OUT) for up to 48 new dwellings on 20 April 2018. A reserved matters application was approved on 22 May 2018 for the site allocation at Land West of Beech Tree Close (17/00798/RES). This reserved matters application was pursuant to the outline consent granted in May 2017 (14/00963/OUT) and is an alternative to the previous reserved matters application which was approved in May 2017 (17/00519/RES). |
| Policy 4 – Site specific requirements | Policy 4 identifies site specific requirements for each site allocation. | To secure and deliver the infrastructure identified in ODNP Policy 4. | <p><u>Infrastructure requirements gained via consent</u></p> <p>Policy 4 supports the site allocation at Land at Park Farm application subject to it:</p> <ul style="list-style-type: none"> Providing pedestrian access to the Highland Drive estate; and Providing direct access and upgrades to footpaths to the schools; and Providing allotments on site. <p>The S106 for Land at Park Farm (17/02874/OUT) was agreed in April 2018. In relation to the site-specific requirements detailed in Policy 4, it included:</p> |

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| | | | <ul style="list-style-type: none"> • A financial contribution towards resurfacing and tree works along Oakley Footpath 9b which runs along the eastern boundary of the site that connects Andover Road (B3400) and Oakley Infant School. • Allotments which are to be delivered on site. <p>Although not secured through the S106 agreement on site, the illustrative masterplan details 4 connections to the Highland Drive estate through footpath links. Therefore, policy 4 was successful in securing infrastructure on this site allocation.</p> <p><u>Other site allocations</u> The reserved matters application approved for Land West of Beech Tree Close (17/00798/RES) already had site specific improvements agreed at outline stage for improvements to the local footpath network. These are referenced in the 2017-2018 monitoring report for Oakley and Deane, which is available via: https://www.basingstoke.gov.uk/BD02</p> |
| New homes in the parish | | | |
| Policy 1 – New Housing Development Volume | To allow windfall development where it complies with policies in the Development Plan. | To deliver other new housing within the Parish where they meet the requirements of the policies in the Local Plan and Neighbourhood Plan. | <p><u>Housing consents within the parish</u></p> <p><u>Consents within the SPB</u></p> <ul style="list-style-type: none"> • 58 net new dwellings were granted planning permission within the monitoring year. All were located within the Settlement Policy Boundary of Oakley: <ul style="list-style-type: none"> ○ Outline application for the site allocation at Park Farm for up to 48 new dwellings (17/02874/OUT. ○ A new application at East Oakley House for the erection of 5 new dwellings (17/04240/FUL) ○ 3 new dwellings (18/01068/FUL, 18/01394/FUL, and 18/00276/FUL) ○ 2 new dwellings through the subdivision of existing dwellings (18/02918/FUL and 18/00363/FUL) <p><u>Housing completions within the Parish</u> 9 net dwellings were completed during the monitoring year.</p> <ul style="list-style-type: none"> • 8 of these dwellings were outside but adjacent to the Settlement Policy Boundary at Leamington Court (15/00975/FUL) and 1 further dwelling was completed within |

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| | | | the Settlement Policy Boundary at 20a Hill Road, for the retrospective change of use of a former veterinary surgery to a dwelling (18/00622/RET). |
| Policy 2 – Mix of dwellings | Delivering an appropriate mix of housing in the parish, with smaller dwellings preferred. | 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. | <p><u>Consents for housing mix</u></p> <p>Two sites (of 10 dwellings or more) were approved during the monitoring year:</p> <ul style="list-style-type: none"> The outline application for Land at Park Farm (17/02874/OUT) proposes up to 48 dwellings. The indicative site plan shows that 17 dwellings (35%) would be 1-2 bedroom units, which is slightly below the requirement for 40-50%. As the layout of the final development is a 'reserved matter', a condition was imposed to ensure the final housing mix complies with the requirements of Policy 2 of the ODNP. A reserved matters application was approved for Land West of Beech Tree Close (17/00798/RES). The housing mix for 85 dwellings is: <ul style="list-style-type: none"> 12 dwellings (14%) are 1 bedroom, 29 dwellings (34%) are 2 bedroom, 31 units (37%) are 3 bedroom and 13 units (15%) are 4 bedroom. <p>All dwellings in the Land West of Beech Tree Close site would have four bedrooms or fewer, therefore exceeding the 90% required by the policy. 48% of the total dwellings are for 1-2 bedrooms. This mix therefore complies with the requirements of Policy 2.</p> |
| Community | | | |
| Policy 5 – Protection of allotments Policy 6 – New allotments | For development to not negatively affect the allotments. | To ensure development does not result in the loss or harm to allotments and to support the delivery of new allotments. | <p><u>New allotments gained via planning consents</u></p> <ul style="list-style-type: none"> New allotments were secured via a S106 agreement on Land at Park Farm (17/02874/OUT). The location of the allotments within the site will be confirmed via a reserved matters application. <p><u>Loss of allotments via consents</u></p> <ul style="list-style-type: none"> No planning applications were decided which were located on any existing allotments, therefore the policy was not tested. |
| Protection and Enhancement of the Environment | | | |

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| <p>Policy 7 – Protection and Enhancement of the Environment</p> | <p>The ODNP identifies a number of Local Green Spaces in Policy 7.</p> | <p>To only allow development on Local Green Space in very special circumstances.</p> | <p><u>Consents on Local Green Spaces</u></p> <ul style="list-style-type: none"> There were no planning applications decided within the monitoring year which were located on the Local Green Spaces identified in the neighbourhood plan, therefore this policy was not tested during the monitoring year. <p><u>Completions on Local Green Spaces</u></p> <ul style="list-style-type: none"> There were no completions on the Local Green Spaces identified in the neighbourhood plan. |
| <p>Policy 8 – protection of views and vistas.</p> | <p>Seeks to protect the views of St Leonards Church.</p> | <p>To prevent development that would harm the views and vistas of St Leonards Church.</p> | <p><u>Consents within areas of views and vistas</u></p> <ul style="list-style-type: none"> One planning application was granted consent within the area of views and vistas surrounding St Leonards Church. This was for the erection of agricultural store on the site named Field to the South of Rectory Road, Oakley (18/03733/FUL). When granting permission, it was considered that the proposed store would be largely shielded from view at key locations, and was unlikely to have a harmful impact upon listed buildings, including St Leonards Church. The parish council did not object to the proposal. <p><u>Completions within areas of views and vistas</u></p> <ul style="list-style-type: none"> There were no completions within the area identified of views and vistas surrounding St Leonards Church. |
| <p>Policy 9 – Woodlands and Trees and Rights of Way in New Developments.</p> | <p>ODNP requires development to incorporate new native woodlands or natural green spaces within their development.</p> | <p>To ensure new trees planted in new developments are native species and appropriately spaced.</p> | <p><u>Consents granted for landscaping</u></p> <p>Two major planning applications were granted permission during the monitoring year. Although high-level information about landscaping was provided with the planning applications, the precise details were secured via planning conditions (that the developer is required to discharge prior to the commencement of development):</p> <ul style="list-style-type: none"> The outline application for Land at Park Farm (17/02874/OUT) <ul style="list-style-type: none"> A Landscape Management Plan (condition 20) requiring hard and soft landscaping to be approved. The landscaping plan was also required to include details relating to trees including a schedule detailing the types of trees to be used. Information has been submitted by the applicant which includes a number of native species and hedgerows in order to discharge the condition (19/02207/CONDN), however this has not yet been discharged. |

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| | | | <ul style="list-style-type: none"> Reserved Matters application for Land West of Beech Tree Close (17/00798/RES). Although conditions had been applied to the outline consent, additional conditions had been added to the reserved matters: <ul style="list-style-type: none"> Condition 7 requiring boundary treatment details. Condition 8 requires landscaping and planting proposals. |
| Policy 10 - Biodiversity | Requires development proposals to ensure there is no net loss of biodiversity and where possible to provide a net gain. | No net loss of biodiversity from development proposals and where possible a net gain should be achieved. | <p><u>Biodiversity conditions placed upon major planning applications</u></p> <p>Two major planning applications were approved within the monitoring period and these were subject to conditions requiring biodiversity mitigation measures:</p> <ul style="list-style-type: none"> The outline application for Land at Park Farm (17/02874/OUT). <ul style="list-style-type: none"> Condition 7 of the planning application requires a Wildlife Protection Plan to be submitted to reduce impacts on nesting birds and reptiles due to the number of hedgerows on site. This condition was discharged outside the monitoring year on 1 May 2019. Condition 13 of the planning application requires a Habitat Enhancement Plan to be submitted. This condition was discharged outside of the monitoring period on 28 July 2019. Reserved Matters application for Land West of Beech Tree Close (17/00798/RES). Pre-commencement conditions at outline stage: <ul style="list-style-type: none"> Condition 13 – Ecological Mitigation and Enhancement Scheme which should also include details on wildlife protection and mitigation measures in accordance with the Habitats Survey dated February 2014 which was submitted as part of the outline application. This includes details of the type and location of proposed bat boxes and access features to address the protection of bats before, during and after development works. |
| Employment and Skills | | | |
| Policy 11 – Protection of Employment | Supports the provision of new or improved | To support the provision of new or improved | <u>Consents for new or improved employment floorspace</u> |

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| | 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. | employment floorspace. | <ul style="list-style-type: none"> Field to the south of Rectory Road, Agricultural store (18/03733/FUL). The case officer's report noted that the proposal was in accordance with the general aims of supporting the rural economy, in line with the aims of local and national policy. |
| 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 | To support the provision of new retail facilities. | <p><u>Consents for new or additional retail facilities</u></p> <ul style="list-style-type: none"> There were no planning applications determined for new or additional retail facilities during the monitoring year and therefore the policy was not tested. <p><u>Planning applications awaiting determination for new retail facilities</u></p> <ul style="list-style-type: none"> A planning application was submitted for the redevelopment of a car sales forecourt, showroom and car repair garage to a new A1 convenience store at 32 Oakley Lane (18/01810/FUL). This was later approved outside of the monitoring year in June 2019 and will be considered in more detail in the next monitoring report. |
| Design | | | |
| Policy 13 – Village and | This policy requires | To ensure all proposals | <u>Consents referencing the Village Design Statement or Policy 13</u> |

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| <p>Energy Efficient Design</p> | <p>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.</p> | <p>comply with the Village Design Statement.</p> | <p>57 planning applications were decided within the monitoring year, one of these applications was refused.</p> <ul style="list-style-type: none"> • 9 applications were not eligible to be determined against the VDS or Policy 13 because they were for Tree Protection Orders or Permitted Development Rights. • There is evidence that the VDS is being used to inform the design of buildings in the village. Policy 13 (which requires adherence with the VDS) was referred to by applicants in Design and Access Statements submitted throughout the year, and cited by the case officer in the determination of 27 applications. <p><u>Refused planning applications</u> To understand how the VDS has been used in decision-making a review of refused planning applications was also undertaken.</p> <p>One application was refused during the monitoring year (7 Barn Lane, 18/03666/HSE), for the erection of a timber garage/store forward of the dwellings. It was considered out of character with the street scene. The case officer's report notes that NP Policy 13 and the VDS was material to the determination of the application. An appeal on the site was later dismissed by the Planning Inspectorate outside of the monitoring period.</p> <p><u>Use of the VDS in major planning applications</u> Two major applications were granted during the monitoring year, for the reserved matters application at Land West of Beech Tree Close and the outline permission at Park Farm, and these are considered in more detail below:</p> <ul style="list-style-type: none"> • As part of the outline application for Beech Tree Close (17/00798/RES) a Design Code had been submitted in relation to the appearance of the proposed dwellings. Condition 5 of the outline approval required the reserved matters should be in substantial accordance with the Design Code. The case officer's report cites both policy 13 and the VDS and notes that the proposed house types would be substantially in accordance with the design code and incorporates all of its requirements including appropriate the intended use of materials. Furthermore other requirements of the VDS have been included in the approved design relating to aspects including the scale of development and landmark buildings. • The final design of the Park Farm site (17/02874/OUT) is a reserved matter, however an illustrative layout was submitted with the outline application, and the |
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| | | | Design and Access Statement indicated that this had been informed by the VDS. This will continue to be monitored and updated in future monitoring reports. |
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Overton Neighbourhood Plan (Monitoring Period 2)

Overton Neighbourhood Plan 2016-2029

Monitoring Report 2: 1 April 2018- 31 March 2019

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 policies in its Local Plan, and government guidance recommends that policies in neighbourhood plans are 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 Overton Parish Council as the 'qualifying body' who produced the plan.**

The council published the first monitoring report on the Neighbourhood Plan in December 2018, which covered the period from 26 May 2016 (the date of adoption) to 31 March 2018. This can be found at: <https://www.basingstoke.gov.uk/BD02>. This second monitoring report covers the period from 1 April 2018 to 31 March 2019, and identifies the position at 31 March 2019.

Progress against Local Plan Policy SS5

Under Policy SS5, Overton has a requirement to deliver at least 150 homes over the Plan period. The ONP 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 housing delivery requirement 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 55 dwellings consented that qualified towards Local Plan Policy SS5 at 31st March 2019. These are:

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 and 18/00348/RES | 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 2019. The Local Plan site allocation at Overton Hill is located within the Parish, however this does not count towards the Policy SS5 requirement.

Monitoring of the Overton Neighbourhood Plan

This proforma should be read conjunction with the policies and explanatory text in the Overton Neighbourhood Plan. The table below is designed to provide a summary of how the neighbourhood plan is performing. Further detail regarding a breakdown of each of the planning applications detailed in the proforma can be requested by contacting the Planning Policy Team.

| Quantum of development |
|---|
| <p>This section outlines all of the applications consented for new housing development within the parish during the monitoring period. It also lists the numbers of completions in the parish. The completions data is collected in partnership with Hampshire County Council.</p> <p><u>Consents within the Parish</u></p> <p>4 applications were approved which would result in a net increase of 3 dwellings in the parish. These were all located within the SPB of Overton:</p> <ul style="list-style-type: none"> • 3 Hill Meadow (18/01373/HSE) for the erection of two storey side extension forming self-contained annex accommodation. • 11 Sapley Lane (18/01332/HSE) for the erection of two storey side extension to form an annexe. • 7 Dellands (18/02116/FUL and 18/03380/FUL) for the erection of 1 dwelling. One application proposed a 2 bedroom house on site, whilst the second application proposed 1 three bed dwelling. Only one scheme will be built. |

The reserved matters for 55 dwellings at Land West of Sapley Lane was also approved (18/00348/RES).

Completions within the Parish

56 (net and gross) dwellings were completed within the monitoring year.

- 52 dwellings were completed at the Local Plan site allocation of Overton Hill (16/00626/RES).
- 2 dwellings were completed at Plot 16 Lion Close (15/01907/FUL).
- 1 dwelling was completed at 56 Land at Waltham Road (16/03902/FUL).
- 1 dwelling was completed at 9 Charledown Close for the conversion of a detached garage into annexe (18/00129/HSE).

Only 1 of the completed dwellings was located outside of the Settlement Policy Boundary. This was for the single dwelling at 56 Land at Waltham Road which was located adjacent to the SPB.

Refusals within the Parish

4 planning applications were refused during the monitoring year, these were located at:

- Polhampton House (18/01017/FUL) for the change of use from office (B1a) to ancillary residential accommodation to Polhampton House as a studio/home office with re-roofing of building. This was refused due to the countryside location.
- Land at Court Drove (18/00412/FUL) for the erection of 4 no. semi-detached houses and 4 no. flats with new access to the development from Court Drove and associated works and Outline application for the erection of 6 self-build units. This was refused on highway grounds and lack of legal agreement, this was later dismissed at appeal outside the monitoring period.
- 56 Waltham Road (18/02755/PIP) for an application for permission in principle for 2 residential units. This was refused due to the countryside location and lack of evidence to justify that it would be an exception to Policy SS6.
- 15 Copse Road (18/02833/FUL) for the erection of one bungalow. This was refused to the design which would result in an adverse ham to the character and appearance of the area and insufficient information to the highway. An appeal is currently under consideration by the Planning Inspectorate.

| Policy | Description of the Policy | Target | Performance during the monitoring period (1 April 2018- 31 March 2019) |
|--------|---------------------------|--------|--|
| Design | | | |

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| <p>Policy LBE1: Conserving and enhancing the character of the landscape and built environment.</p> | <p>Policy LBE1 strongly encourages applicants to engage with the community before and during the planning process.</p> | <p>To ensure new development conserves or enhances the character of the landscape and built environment.</p> | <p><u>Building for Life assessments</u></p> <p>A number of small sites were completed in the parish during the monitoring period.</p> <p>The council use Building for Life which is a scoring system based on a number of criteria to monitor design quality. Building for Life is most appropriately used to monitor larger schemes (of 10 or more). However no schemes (or full phases) of 10 or more units were finished during the monitoring period so the policy was not tested.</p> <p>The only major scheme where dwellings were recorded as being completed within the monitoring year was the Local Plan site allocation at Overton Hill. However, this would most appropriately be assessed against Building for Life when the whole scheme is complete, and will therefore be recorded in a subsequent monitoring document.</p> |
| <p>Housing</p> | | | |
| <p>Policy H1: New Housing responding to the needs of local residents</p> | <p>The policy supports residential development in the built up area of Overton and on site allocations in the plan.</p> | <p>To provide secure 40% affordable housing on relevant sites of 11 or more (6 or more in the AONB).</p> | <p><u>Consents</u></p> <p>Only one major application was approved during the monitoring period. This was the reserved matters application for the Neighbourhood Plan site allocation at Land West of Sapley Lane (18/00348/RES).</p> <p>The reserved matters site was approved in accordance with the S106 with 22 units (40%) affordable housing to be delivered on site.</p> <p>The affordable housing mix of the 22 units is recorded as:</p> <ul style="list-style-type: none"> • 1 bedroom units – 6 dwellings (all flats) (27%) • 2 bedroom units - 12 dwellings (6 flats, 6 houses) (55%) • 3 bedroom units – 3 dwellings (all houses) (14%) • 4 bedroom units – 1 dwelling (all houses) (4%) |

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| | | | <p>The council's housing team were consulted on the proposed mix to ensure it would meet the needs of those on the register.</p> <p><u>Completions.</u> 14 affordable dwellings were completed in the monitoring year at Overton Hill (16/00626/RES). Of these, 3 were 1 bedroom flats, and 11 were 2 bed flats.</p> |
| <p>Policy H2: Site allocations</p> <p>Policy SS1: Site allocations</p> | <p>The policy allocates at least 150 dwellings via site allocations to meet the requirement of Local Plan Policy SS5 (Neighbourhood Planning)</p> | <p>To ensure at least 150 dwellings, as required by Local Plan Policy SS5 are delivered through site allocations in the Overton Neighbourhood Plan.</p> | <p><u>Site allocations consented within the Overton Neighbourhood Plan</u> The reserved matters application for the local plan site allocation on Land West of Sapley Lane (18/00348/RES) was approved during the monitoring period for 55 dwellings. This is pursuant to the outline application approved in the previous monitoring period (16/03057/OUT).</p> |
| Natural Environment | | | |
| <p>Policy H3: New Housing the conserves natural resources</p> | <p>The policy requires that where possible, applications should conserve or enhance biodiversity.</p> | <p>To ensure that proposals take into account best practice in energy efficiency and generation, and where possible they conserve or enhance biodiversity.</p> <p>(quality of design monitored as part of Policy LBE1)</p> | <p><u>Consents</u></p> <ul style="list-style-type: none"> <u>Energy efficiency and generation</u> The reserved matters application for Land West of Sapley Lane (18/00348/RES) did not address energy efficiency and generation. It is noted that at outline stage the applicant's design and access statement details that the development on-site will use a 'fabric first' approach to construction which would result in energy efficient new homes through having a diverse mix of new homes which adapt to users' needs over time. <u>Biodiversity compensation/enhancement measures</u> The biodiversity value of the site at Land West of Sapley Lane (16/03057/OUT) was considered through the outline planning application. The consent required an updated Wildlife Protection and Mitigation Plan |

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| | | | <p>and Habitat Enhancement Scheme to be submitted with the first reserved matters application, and the S106 agreement secured further maintenance/management regimes should more than 50 slow worms be found on site through continued monitoring.</p> <p>The reserved matters application for Land West of Sapley Lane (18/00348/RES) has been accompanied by the required details. These demonstrate that no slow worms had been found on site, and therefore no further maintenance/management regimes were required.</p> <p>The development is therefore considered to provide for the necessary biodiversity protection with further enhancements also secured to enhance the biodiversity value in the future with the provision of reptile hibernacula, bat and bird boxes as well as hedgehog holes within boundaries to allow for interconnectivity between gardens.</p> <p><u>Refused planning applications</u></p> <p>One planning application was refused due to biodiversity reasons. This was at 15 Copse Road (18/02833/FUL) for the erection of a new bungalow. The decision notice cites that insufficient information had been submitted to demonstrate that the proposed development would not give rise to adverse impacts upon biodiversity and nature conservation as no Preliminary Ecological Appraisal had been submitted. The applicant has appealed the council's refusal and the appeal began outside the monitoring period in June 2019. The council is currently awaiting the decision from the Planning Inspectorate.</p> |
| Policy H4: Grey water recycling and SUDs | The policy supports the use of grey water recycling and sustainable drainage | The use of grey water recycling and utilization of SUDs will be supported, where possible. | <p><u>Consents</u></p> <p>The reserved matters application for Land West of Sapley Lane (18/00348/RES) did not contain any additional conditions to those at outline.</p> |

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| | systems (SUDs) wherever practical and viable. | | <ul style="list-style-type: none"> Condition 19 of the outline application required the applicant to submit details of a surface water scheme on site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the site. This was approved in December 2018 under 18/00359/CONDN. Condition 12 required the applicant to demonstrate how they would ensure each dwelling would achieve 110 litres per person per day. This condition was approved 17/12/18 under 18/02976/CONDN. |
| Retail and economy | | | |
| Policy S1: Local shops | The policy seeks 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. | To support the vitality and viability of local shops and services in the parish, and to prevent change of use to private dwellings. | <p><u>Consents</u></p> <p>The following planning consents were recorded which relate to retail use on the High Street and Winchester Street:</p> <p><u>Improvements/amendments to shops</u></p> <ul style="list-style-type: none"> 21a High Street (17/00051/ADV) for a fascia sign and barbers pole. The building was listed and located within the conservation area, both signs were static and non-illuminated, it was considered that it accorded with both Policy EM10 of the Local Plan and Policy LBE1 of the ONP. <p><u>Change of use applications</u></p> <ul style="list-style-type: none"> 9 Winchester Street (18/01331/RET) for the change of use from retail shop to include Class A3, A4 and A5 (mixed use shop/cafe). This application sought to retain retail use and was in compliance with Local Plan Policy EP3. It was not considered that Policy S2 was relevant as it seeks to protect the loss of retail to private dwellings. |
| Policy S2: Shops, change of use. | | | |
| Infrastructure | | | |

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| <p>Policy L1: Development of existing and new nursery schools.</p> | <p>The policy supports new nursery schools subject to them meeting the criteria in the policy.</p> | <p>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.</p> | <p><u>Consents</u> There were no planning applications approved for new nursery schools or expansions to nursery schools within the monitoring year, therefore this policy was not tested.</p> <p>However, one planning application was recorded which would improve access to facilities at the local school. This was at Overton C Of E Primary School for the creation of a new pedestrian access to the existing swimming pool (19/00182/FUL).</p> |
| <p>Policy T1: The provision of multi-use paths is supported.</p> | <p>The policy 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.</p> | <p>To ensure new development includes multi-use paths which improve connectivity for pedestrians and cyclists.</p> | <p><u>Consents</u> The only major planning application approved during the monitoring year was the reserved matters application for Land West of Sapley Lane (18/00348/RES) which provides a pedestrian link from Pond Close, secured at the outline application stage (16/03057/OUT).</p> <p>The pedestrian link was subject to a pre-commencement condition on the outline permission requiring a comprehensive Designer's Statement providing full details of the method of construction of the 'Link to Pond Close Scheme'. This information has been submitted under 18/02976/CONDN, however as this information was submitted after work had begun on site, it could not be discharged but the information provided would have been sufficient to discharge the condition.</p> |
| <p>Policy CS1: Community Services</p> | <p>The policy seeks to protect the loss of essential local services and facilities including local shops, the post office, Overton Pharmacy, public</p> | <p>To avoid the loss of essential local services and facilities, unless certain criteria specified in Policy CS1 have been met.</p> | <p><u>Consents</u> There were no planning applications decided within the monitoring year which would result in the loss of essential local services and facilities.</p> <p><u>Change of use consents</u> One application was approved for the change of use of use from retail shop to include Class A3, A4 and A5 (mixed use shop/cafe) at 9</p> |

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| | houses and Beech Tree Nursing Home. | | <p>Winchester Street. As this retained the retail element, this was considered to be in line with the development plan.</p> <p><u>Improvements or amendments to community facilities</u></p> <p>A planning application was approved at Overton Memorial Institute (18/01463/FUL) for the erection of a smoker's shelter. Due to the size, design and siting of the shelter it was not considered to dominate or compete with the character of the existing building.</p> |
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Newly Monitored Neighbourhood Plans:

Sherborne St John Neighbourhood Plan (Monitoring Period 1)

Sherborne St John Neighbourhood Plan 2016-2029

Monitoring Report 1 covering the period from 19 May 2017 to 31 March 2019

Introduction

The Sherborne St John Neighbourhood Plan was made (adopted) by the borough council on 18 May 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 policies in its Local Plan, and government guidance recommends that policies in neighbourhood plans are monitored too. This monitoring report has therefore been produced by BDBC in conjunction with Sherborne St John Parish Council to understand how the neighbourhood plan is performing. **The report reflects an agreed position between BDBC as the Local Planning Authority and Sherborne St John 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 (19 May 2017) to 31 March 2018, and the first complete monitoring year from 1 April 2018 to 31 March 2019.

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

Progress against Local Plan Policy SS5

Under Policy SS5, Sherborne St John has a requirement to deliver at least 10 homes over the Plan period. The Sherborne St John Neighbourhood Plan allocates one site to meet the requirement of Policy SS5.

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 18 dwellings consented that qualify towards Local Plan Policy SS5 at 31st March 2019. This is:

Table SSJ NP 1: 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? |
|---------------|-------------------------------|---------------------------|---------------------|-----------------------|--|
| 19 June 2018 | 16/04110/OUT and 19/01828/RES | Land South of Cranes Road | 18 | Yes | After the adoption of the Local Plan |
| Total | | | 18 | | |

As of 31 March 2019, no qualifying SS5 dwellings have been completed.

Monitoring of the Sherborne St John Neighbourhood Plan

This proforma should be read conjunction with the policies and explanatory text in the Sherborne St John Neighbourhood Plan. The table below is designed to provide a summary of how the neighbourhood plan is performing. Further detail regarding a breakdown of each of the planning applications can be requested by contacting the Planning Policy Team.

| Quantum of development within the parish |
|---|
| <p>This section outlines all of the applications consented for new housing development within the parish during the monitoring period. It also lists the numbers of completions in the parish. The completions data is collected in partnership with Hampshire County Council.</p> <p><u>Consents</u></p> <p>A total of 50 gross dwellings have been permitted within the parish since the adoption of the neighbourhood plan:</p> <ul style="list-style-type: none"> • Land at Cranes Road (16/04110/OUT) which is a site allocation within the neighbourhood plan for 18 dwellings. • Land at 6 Sunnyside Cottages (17/01418/FUL) for the erection of a dwelling. • Land at Dark Lane Allotments (18/00475/FUL) for the erection of 7 dwellings. |

- Land at rear of Aubrey Place (17/03625/FUL) for the erection of 4 dwellings.
- Land at 2 Manor Road (18/00540/FUL) for the erection of 3 dwellings.
- 38A Manor Road (18/00108/FUL) for the erection of a dwelling
- Bob's Farm, Vyne Road (18/00814/GPDADW) for the change of use of agricultural building to 3 dwellings
- Barn Tames Dell (18/02690/FUL) for the conversion of existing barn to one dwelling.
- Bob's Farm (18/02071/FUL) for the erection of 4 dwellings
- Bob's Farm (19/00204/GPDADW) change of use from agricultural buildings 5 dwellings.
- Land at 2 Manor Road (19/00088/FUL) for the erection of 3 dwellings.

Refusals

- Land at OS Ref 462845 155806, Vyne Road (18/00780/FUL) for the erection of a 2 bed dwelling. The principal reason for refusal was due to the principle of development in the countryside location.
- The Forge, West End (18/02399/FUL) for the erection of a 3 bed dwelling, the principal reason for refusal was due to the principle of development in the countryside location.
- 5 West End, Sherborne St John (18/01151/HSE) for the erection of a single and rear extension, the refusal was due to the bulk and massing of the proposed extension.
- Silver Ring, 13 Manor Road (17/01813/HSE and 17/04165/HSE) for the erection of a side, rear and second storey extension the refusal was due to the bulk and massing of the development and relationship to neighbouring properties.

Completions

214 gross (210 net) dwellings were completed in the parish during the monitoring period

- 209 dwellings were completed on the Local Plan site allocations of Phase 3 and 5 Merton Rise and Marnel Park which are both located within the Parish of Sherborne St John however fall within the Settlement Policy Boundary (SPB) of Basingstoke Town.
- 5 gross dwellings were completed in the parish. Four of these were replacements so this resulted in one net additional dwelling.
 - 1 dwelling at Jennings Yard (14/00267/FUL)
 - 1 dwelling at Weybrook Farm, Monk Sherborne (16/00264/FUL)
 - 1 dwelling at the Mustard Pot (14/03400/FUL)
 - 1 dwelling at Mill House, Vyne Road (17/01443/LDPU)
 - 1 dwelling at Spring Field, 2 Vyne Road (15/02986/FUL)

| Policy | Target | Performance against target 19 May 2017- 31 March 2019 |
|---|---|--|
| <p>Policy SSJ1: Delivering a mix of housing sizes to meet local needs</p> | <p>To ensure that at least half of the new dwellings (permitted on developments with a net increase of two or more dwellings) have two or three bedrooms.</p> | <p><u>Consents</u> The consented schemes had the following housing mixes:</p> <ul style="list-style-type: none"> • Land at Cranes Road (16/04110/OUT) which is a site allocation within the neighbourhood plan for 18 dwellings. The illustrative housing mix proposed 2 x 1 bedroom dwellings (11%), 7 x 2 bedroom dwellings (39%), 6 x 3 bedroom (33%) dwellings, 4 x 4+ bedroom dwellings (17%). This is above the 50% requirement. • Land at Dark Lane Allotments (18/00475/FUL) for the erection of 7 dwellings made of 2 x 2 bedroom dwellings (29%), 4 x 3 bedroom dwellings (57%) and 1 x 4+ bedroom (14%). This is above the 50% requirement. • Land at rear of Aubrey Place (17/03625/FUL) for the erection of 4 dwellings, 2 x 2 bed dwellings (50%) and 2 x 4+ bedroom dwelling (50%) This is in line with the 50% requirement. • Land at 2 Manor Road (18/00540/FUL) for the erection of 3 dwellings. 2 x 3 bedroom dwellings (66%) and 1 x 4+ bedroom dwelling (33%). This is above the 50% requirement. • 38A Manor Road (18/00108/FUL) for the erection of one 4+ bedroom dwelling. • Bob's Farm, Vyne Road (18/00814/GPDADW) for the change of use of agricultural building to 3 dwellings. These were all for 2 bedrooms. This is above the 50% requirement. • Bob's Farm (18/02071/FUL) for the erection of 4 dwellings 2 of which are 2 bedrooms (50%) and 2 which are 4+ bedrooms (50%). This is in line with the 50% requirement. • Bob's Farm (19/00204/GPDADW) change of use from agricultural buildings 5 dwellings. As this is a prior approval application, the housing mix is not specified, however the permitted development rights require that each unit should be less than 100sqm. • Land at 2 Manor Road (19/00088/FUL) for the erection of 3 dwellings. 2 x 3 bedroom dwellings (66%) and 1 x 4+ bedroom dwelling (33%). This is above the 50% requirement <p>A further two planning applications were approved for single dwellings:</p> <ul style="list-style-type: none"> • Land at 6 Sunnyside Cottages (17/01418/FUL) for the erection of a 1 x 3 bedroom dwelling. • Barn Tames Dell (18/02690/FUL) for the conversion of existing barn to one 4+ bedroom dwelling. |

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| | | <p>In terms of the agreed housing mix across the above sites, the majority of sites delivered higher proportions of 2 and 3 bedroom houses, with a number of sites delivering smaller dwellings. Individually each site was either in line or above the policy requirement for half of the dwellings to be two or three dwellings.</p> <p>Of the 50 new dwellings consented, overall mix was recorded as 2 x 1 bedroom (4%), 16 x 2 bedroom (32%), 15 x 3 bedroom (30%), 12 x 4+ bedroom (24%). 5 of the dwellings (10%) from the barn conversion at Bob's Farm (19/00204/GPDADW) were unknown as these were converted under permitted development rights where the LPA could not influence the housing mix. Cumulatively this shows that 62% of dwellings consented for were two or three bedroom properties and therefore over the 50% requirement in the policy.</p> |
| Policy SSJ2: The Rural Character of the Parish | To ensure new development preserves and if possible enhances the rural character and natural assets of the Parish, including through the protection of open space and key views. | <p>The parish council have stated that a number of planning applications were reviewed by the Parish Council who were happy that they were in keeping with the Rural Parish/Village.</p> <p><u>Refusals</u> SSJ2 was used in the determination of planning applications within the Parish. It is noted that no major planning applications were refused for not meeting the requirements of the policy.</p> |
| Policy SSJ3: Cranes Road | To deliver new residential development at Cranes Road that complies with the specific requirements of the policy. | <p><u>Site allocation in the Sherborne St John Neighbourhood Plan</u> In order to meet the requirement of Local Plan policy SS5, the Neighbourhood Plan allocated a site on land at Cranes Road for between 12 to 18 dwellings. The SPB of Sherborne St John was revised to include the site allocation.</p> <p>The outline application was granted during the monitoring period (16/04110/OUT) on 19 June 2018 for the erection of 18 dwellings, 7 of which would be affordable units (39%).</p> |

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| | | <p>The indicative housing mix consisted of:</p> <ul style="list-style-type: none">• 2 x 1 bed apartments (11%)• 7 x 2 bedroom dwellings (39%)• 6 x 3 bedroom dwellings (33%)• 2 x 4 bedroom dwellings (11%)• 1 x 5 bedroom dwelling (6%), and <p>13 units of the units consented on site were therefore indicatively shown as 2-3 bedroom homes (72%), which would meet the requirements of Neighbourhood Plan Policies SSJ1 and SSJ3. The precise housing mix would be determined through the reserved matters application.</p> <p>In accordance with the requirement of the policy, the application also safeguarded land for a village shop. The policy specifies it should have a floor area of 'around 1230 square feet', and the application identifies premises with a floor area of 1195 square feet. It therefore met this requirement.</p> <p>The reserved matters application for the site was submitted after this monitoring period in July 2019 and is currently awaiting determination (19/01828/RES).</p> |
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Sherfield on Loddon Neighbourhood Plan (Monitoring Period 1)

Sherfield on Loddon Neighbourhood Plan 2016-2029

Monitoring Report 1 covering the period from 23 March 2018- 31 March 2019

Introduction

The Sherfield on Loddon Neighbourhood Plan was made (adopted) by the borough council on 22 March 2018. 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 policies in its Local Plan, and government guidance recommends that policies in neighbourhood plans are monitored too. This monitoring report has therefore been produced by BDBC in conjunction with Sherfield on Loddon Parish Council to understand how the neighbourhood plan is performing. **The report reflects an agreed position between BDBC as the Local Planning Authority and Sherfield on Loddon 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 (23 March 2018) to 31 March 2018, and the first complete monitoring year from 1 April 2018 to 31 March 2019.

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

Progress against Local Plan Policy SS5

Under Policy SS5, Sherfield on Loddon has a requirement to deliver at least 10 homes over the Plan period. The Sherfield on Loddon Neighbourhood Plan does not allocate any sites, however does include a policy that would allow a qualifying windfall site to come forward to meet the requirement.

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 have not been any dwellings consented that qualified towards Local Plan Policy SS5 at 31st March 2019, however there is a resolution to grant planning permission for a site which would fulfil the SS5 requirement. This is on the field adjoining the White Hart Public House (17/03849/FUL), and for 15 dwellings. When the planning permission is formally issued these dwellings will count towards Policy SS5.

As of 31 March 2019, there have been no qualifying completions recorded in the parish.

Monitoring of the Sherfield on Loddon Neighbourhood Plan

This proforma should be read conjunction with the policies and explanatory text in the Sherfield on Loddon Neighbourhood Plan. The table below is designed to provide a summary of how the neighbourhood plan is performing. Further detail regarding a breakdown of each of the planning applications detailed in the proforma can be requested by contacting the Planning Policy Team. .

| Policy | Description of the Policy | Target | Performance during monitoring period (23 March 2018-31 March 2019) |
|---------------------------|---|--|--|
| Housing | | | |
| Policy H1: New Housing | Policy H1 supports new housing which is located within the SPB and on brownfield sites. | To support development within the Settlement Policy Boundary of Sherfield on Loddon. | <p><u>Consents</u> No dwellings were granted consent during the monitoring period. However, there is a resolution to approve 15 dwellings on the field adjoining the White Hart, Reading Road (17/03849/FUL).</p> <p><u>Completions</u> There were 5 completions recorded within the parish, these were located at:</p> <ul style="list-style-type: none"> • The Flat, Meadow Park (17/03400/FUL) for the change of use from office and shop to 2 flats. • Sherfield School for 3 flats for staff (14/02437/FUL). <p><u>Refusals</u></p> |

| Policy | Description of the Policy | Target | Performance during monitoring period (23 March 2018-31 March 2019) |
|--|---|---|---|
| | | | <p>Two planning applications were refused during the monitoring year for new housing:</p> <ul style="list-style-type: none"> Land at Goddards Farm for up to 90 dwellings (18/03486/OUT) in November 2018. The refusal was due to the scale of development in a countryside location which would be contrary to both the local plan and neighbourhood plan. Further reasons for refusal included the impact upon heritage and the impact on character and appearance of the western part of Sherfield on Loddon. This appeal was later dismissed outside of the monitoring period in September 2019. Water Bailiffs Barn (18/00619/FUL) for the erection of 3 detached dwellings following demolition of the existing barns. This was refused due to the effect of the proposed development on the character and appearance of the surrounding area and the location of the development. This appeal was later dismissed in September 2019. |
| Policy H2: New housing to meet the requirement of Local Plan Policy SS5 | The policy supports new development which would be in accordance with Policy SS5. | To ensure at least 10 dwellings are delivered on qualifying sites in Sherfield on Loddon, as required by Local Plan Policy SS5. | <p><u>Consents for Policy SS5</u></p> <p>There is a resolution to grant planning permission for a site which would fulfil the SS5 requirement. This is on the field adjoining White Hart site (17/03849/FUL) for 15 dwellings. As the S106 has not yet been signed, the decision notice has not yet formally been issued. When the planning permission is formally granted these dwellings can be counted towards Policy SS5.</p> |
| Policy H3: Provision of housing to meet local needs | Requires planning applications to demonstrate how they will contribute to a | To ensure new housing development incorporates a mix of tenure and size to meet the | <p><u>Housing mix from planning consents</u></p> <p>Although no new homes were permitted during the monitoring year, the major application on the field adjoining the White Hart, Reading Road (17/03849/FUL, with resolution to approve) proposes that 6 of the 15 dwellings (40%) would be affordable housing. This would be in line with the requirements of Local Plan</p> |

| Policy | Description of the Policy | Target | Performance during monitoring period (23 March 2018-31 March 2019) |
|---|--|--|---|
| | balanced mix of housing within the parish, with affordable housing tenure prioritised for those with a local connection. | needs of Sherfield on Loddon, with a particular focus upon smaller dwellings and affordable housing. | <p>Policy CN1 (Affordable Housing) and would help to deliver the mixed community sought by Policy H3.</p> <p>The overall housing mix proposed on site is:</p> <ul style="list-style-type: none"> • 2 x 2 bedroom (2 of which would be affordable dwellings) (13% of overall mix) • 11 x 3 bedroom (7 of which would be market housing and 4 affordable) (73% of overall mix) • 1 x 4 bedroom (1 market dwelling) (7% of overall mix) • 1 x 5 bedroom (1 market dwelling) (7% of overall mix) <p>This is in line with Policy H3 which identifies a particular need for smaller properties with 3 bedrooms or fewer.</p> |
| The Historic Environment | | | |
| Policy D1: Preserving and enhancing the historic character and rural setting of Sherfield on Loddon | Requires development proposals to demonstrate how they would conserve or enhance the relevant character areas in the Sherfield on Loddon Character Assessment. These relate to a | To ensure that development in Sherfield on Loddon protects, complements or enhances the Character Area in which it is located. | <p><u>Consents</u></p> <p>One major planning application was issued a resolution to grant consent during the monitoring year at Land at Field adjacent to White Hart (17/03849/FUL). The site was issued with a resolution to grant as it accorded with policies D1 and D2 in the neighbourhood plan as it would respect the local environment and neighbouring amenity and would preserve the character and appearance and setting of the Sherfield on Loddon Conservation Area in accordance with the Local Plan and policies D1 and D2 of the neighbourhood plan. The planning application was therefore supported at committee.</p> <p><u>Refusals</u></p> <p>To understand how the character statement has been used in decision-making a review of refused planning applications was also undertaken.</p> |

| Policy | Description of the Policy | Target | Performance during monitoring period (23 March 2018-31 March 2019) |
|---|--|--|---|
| | number of specific features such as scale, density and materials. | | <p>Two planning application were refused in the parish during the monitoring period:</p> <ul style="list-style-type: none"> • The refusal for the site Land at Goddards Farm for up to 90 dwellings (18/03486/OUT), cited Policy D1 in 4 of the reasons for refusal. These were based upon the impact upon the visual amenity and scenic quality of the local landscape, the impact upon the setting of a nearby listed building and a scheduled ancient monument, and the harm to the character, appearance and setting of the conservation area. This was later dismissed at appeal in September 2019. • The refusal for Water Bailiffs Barn (18/00619/FUL) cited Policy D1 and/or D2 in 3 of the reasons for refusal. These were based upon the effect the development would have upon visual amenity and character, the inappropriate design, built form, appearance, density and scale of development which would be inappropriate with regards to the sites' context. This appeal was later dismissed in September 2019. <p>As these appeals were determined outside the monitoring period, further details of how the policies were used in the appeals will be set out in the next monitoring report.</p> |
| Design | | | |
| Policy D2: Design of new development | Requires all new development in the parish to deliver good design. There are a number of key criteria identified which relate to | To ensure new development permitted in Sheffield on Loddon Parish is of a high design quality. | <p><u>Building for Life to assess design</u></p> <p>The council uses Building for Life which is a scoring system based on a number of criteria to monitor the quality of design of completed schemes. Building for Life is most appropriately used on larger schemes (of 10 or more). As no major schemes were finished during the monitoring period, the policy was not tested.</p> |

| Policy | Description of the Policy | Target | Performance during monitoring period (23 March 2018-31 March 2019) |
|---|---|--|--|
| | relationship to open space, car parking and the retention of trees and hedges. | | |
| The Natural Environment | | | |
| Policy G1: Protection and enhancement of the natural environment | Requires development proposals to conserve and enhance the natural environment | To conserve and enhance the natural environment by protecting designated nature conservation sites and ensuring development provides a net gain in biodiversity. | <u>Consents on SINC's and SSSIs</u> No planning applications were submitted which were located on any Sites of Importance for Nature Conservation (SINC's) during the monitoring period therefore the policy was not tested. No planning applications were submitted which were located on any sites of Sites of Special Scientific Interest (SSSIs) during the monitoring period therefore the policy was not tested. |
| Policy G2: Protection and enhancement of Local Green Spaces | To protect specific Local Green Spaces identified within the neighbourhood plan to ensure development does not encroach on or | To only allow development on local green space in very special circumstances. | <u>Consents on Local Green Spaces</u> No planning applications were submitted which were located on Local Green Spaces therefore the policy was not tested during the monitoring year. |

| Policy | Description of the Policy | Target | Performance during monitoring period (23 March 2018-31 March 2019) |
|---|--|---|--|
| | adversely affect these designated Local Green Spaces. | | |
| Policy G3: Reducing Flood Risk | To ensure developments that are at risk of flooding include appropriate mitigation measures giving particularly priority to the use of sustainable drainage systems. | To ensure new development is not at risk of flooding and would not increase the risk of flooding elsewhere. | <p><u>Consents within Flood Zone 2 and 3</u> Three planning applications were granted during the monitoring period for residential extensions which are located in Flood Zones 2 or 3:</p> <ul style="list-style-type: none"> • 38 Northfield Road (18/03723/HSE), for a two storey side extension. • 39 Northfield Road (18/00589/HSE and 18/02749/HSE) for a two storey side extension. The applicant submitted a flood risk assessment which showed that the floor levels would not be lower than the existing level and therefore would not result in a risk of flooding. <p><u>Refusals within Flood Zone 2 and 3</u> No planning applications were refused on the grounds of flooding. It is noted that a small part of the site at Goddard's Farm (18/03486/OUT) was within Flood Zone 3, but as no sensitive development was proposed in this area, it did not constitute a reason for refusal.</p> <p><u>Other planning consents for flood mitigation measures</u> Wyvale Garden Centre, Wildmoor Lane (17/03392/FUL) received planning permission for surface water drainage improvements on site which included the inclusion of an attenuation tank and installation of a sustainable drainage system.</p> |
| Infrastructure | | | |
| Policy T1: Improving and enhancing the | Ensures that development proposals retain | To ensure development improves and | <p><u>Consents for footpath improvements</u> No relevant planning applications were granted planning permission during the monitoring year, therefore these policies were not tested.</p> |

| Policy | Description of the Policy | Target | Performance during monitoring period (23 March 2018-31 March 2019) |
|--|---|--|---|
| footpath network Policy T2: Creating a cycle network | and protect existing footpaths. Where possible, footpaths should be extended to improve connectivity throughout the parish. | extends the footpath and cycleway network. | |
| Policy T3: Improving road safety in Sherfield on Loddon | Seeks to ensure that development proposals will not have an adverse impact on road safety at known traffic hazards which have been identified in Figure 6.20 and Annex D of the Neighbourhood Plan. | To ensure development does not have a severe adverse impact upon road safety in the locations of the main traffic hazards as per Figure 6-20 and Annex D of policy T3. | <p><u>Refusals</u></p> <p>No planning applications were refused for highway safety reasons during the monitoring period. Of the two planning applications which were refused during the monitoring period, it is noted that the Land at Goddards Farm planning application for up to 90 dwellings (18/03486/OUT) was supported by a Transport Assessment which set out the likely significant effects in terms of access and transportation from the development proposed and that these did not constitute a reason for refusal. This was later dismissed at appeal in September 2019.</p> <p>The planning application at Water Bailiffs Barn for the erection of 3 dwellings following the demolition of existing barns (18/00619/FUL) used the proposed access was via an existing entrance and the redevelopment of three dwellings would not materially increase its use and would not constitute a reason for refusal. This was later dismissed at appeal in September 2019.</p> <p><u>Improvements secured through planning obligations</u></p> <p>No major planning applications were granted consent during the monitoring year, therefore no highway improvements were secured.</p> |

| Policy | Description of the Policy | Target | Performance during monitoring period (23 March 2018-31 March 2019) |
|--|---|---|---|
| Community Facilities | | | |
| Policy CF1: Local Community-Valued Assets and Facilities | Seeks to retain Community Valued Assets and Facilities or those in the Register of Assets of Community Value unless it can be demonstrated that the loss of facility can be acceptable. | 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><u>Consents on Community-Valued Assets</u></p> <p>Two planning applications were granted consent on one CVA during the monitoring period, these were both at The White Hart Public House:</p> <ul style="list-style-type: none"> • 19/00310/FUL for the replacement paving to the front of the pub; and • 19/00311/LBC for various internal alterations. <p>Both planning applications were for new development involving community facilities, and as they did not propose the loss of the pub or have an adverse impact upon it they were in line with the requirements of the policy.</p> |
| Policy CF2: Provision of new community facilities | Supports development proposals which provide new community facilities or applications which improve or support existing community facilities. | To provide new facilities or improve existing community facilities where possible. | <p><u>Consents for new community facilities</u></p> <p>No new planning applications of sufficient size to require new or improved community facilities were granted permission during the monitoring year, therefore the policy was not tested.</p> <p><u>Funds for new facilities or enhancements</u></p> <ul style="list-style-type: none"> • £15,000 of S106 funds were spent on replacing the damaged floor at Sherfield on Loddon Village Hall. |
| Employment | | | |

| Policy | Description of the Policy | Target | Performance during monitoring period (23 March 2018-31 March 2019) |
|--|--|--|--|
| Policy E1: New employment development | The policy seeks to allow the development of new small local businesses and for the diversification of existing businesses in the parish to expand subject to minimal adverse impacts. | To allow the development of small businesses and the expansion or diversification of existing businesses where they accord with policy E1. | <p><u>Consents for employment floor space</u></p> <p>There were no planning applications for new employment space during the monitoring period. There were planning applications permitted which related to the expansion of private enterprises including:</p> <ul style="list-style-type: none"> • Goddards Farm (18/02602/FUL) for the erection of a replacement agricultural building. • Sherfield School (18/01376/LBC) for the demolition of a curtilage listed building and erection of single-storey rear extension to existing dining hall. <p><u>Completion of employment floor space</u></p> <p>No employment space was completed during the monitoring period.</p> |
| Policy C1: Enabling fibre optic and telecommunications connections | The policy seeks to ensure that new developments demonstrate how they will achieve a fibre optic connection. | To ensure new housing development has ducting to enable fibre optic connections. | <p><u>Consents</u></p> <p>No major planning applications for residential development were granted during the monitoring period and therefore this policy was not tested.</p> |

St Mary Bourne Neighbourhood Plan (Monitoring Period 1)

St Mary Bourne Neighbourhood Plan 2016-2029

Monitoring Report 1 covering the period from 23 March 2018- 31 March 2019

Introduction

The St Mary Bourne Neighbourhood Plan was made (adopted) by the borough council on 22 March 2018. 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 policies in its Local Plan, and government guidance recommends that policies in neighbourhood plans are monitored too. This monitoring report has therefore been produced by BDBC in conjunction with St Mary Bourne Parish Council to understand how the neighbourhood plan is performing. **The report reflects an agreed position between BDBC as the Local Planning Authority and St Mary Bourne 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 (23 March 2018) to 31 March 2018, and the first complete monitoring year from 1 April 2018 to 31 March 2019.

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

Progress against Local Plan Policy SS5

Under Policy SS5, St Mary Bourne has a requirement to deliver at least 10 homes over the Plan period.

The Local Plan identifies that certain windfall development can count towards the policy requirements of SS5. For a planning permission to qualify for the policy SS5 requirements it must have been granted since the adoption of the Local Plan in 2011 and 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, the following dwellings had been consented that qualified towards Local Plan Policy SS5 at 31st March 2019. These are:

Table SMB NP 1: 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? |
|---------------|--------------------|-------------|---------------------|-----------------------|--|
| 14 July 2015 | 14/02936/FUL | Bells Field | 11 | No | Before the adoption of the Neighbourhood Plan |
| Total | | | 11 | | |

As of 31 March 2019, all 11 dwellings have been completed. The requirements of Policy SS5 have therefore been met.

Monitoring of the St Mary Bourne Neighbourhood Plan

This proforma should be read conjunction with the St Mary Bourne Neighbourhood Plan. The performance summary below is designed to provide a summary of how the neighbourhood plan is performing, and further detail about the policy requirements found in the neighbourhood plan. Further detail regarding a breakdown of each of the planning applications detailed in the proforma can be requested by contacting the Planning Policy Team.

| Overall quantum of development within the Parish |
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| <p>This section outlines the new development consented within the parish during the monitoring period. It also lists the numbers of completions in the parish. The completions data is collected in partnership with Hampshire County Council.</p> <p><u>Consents</u></p> <p>10 net new (12 gross) dwellings were approved on seven sites in the monitoring year:</p> <ul style="list-style-type: none"> • 1 and 2 Jubilee Villas, High Street (18/00768/FUL) for the sub-division of a dwelling to two dwellings. • Methodist Chapel, Stoke Road (18/00784/FUL) for the conversion of chapel to one dwelling. • Land North of Binley Farm (18/00261/FUL) for the erection of four dwellings. |

- Derrydown Farm (18/02805/FUL) for the conversion of a barn to dwelling.
- Highfield Farm (18/02060/FUL) for the erection of a dwelling.
- Breach Farm, Egbury (18/02135/FUL) for the erection of a dwelling.
- The Forge, St Mary Bourne (19/00070/FUL) for the erection of a replacement dwelling and additional detached dwelling.

Completions

3 net (also 3 gross) dwellings were completed on 3 sites within the monitoring year;

- 1 new dwelling at Acreland House, Church Street (15/00904/FUL).
- 1 dwelling at Swampton Farm (15/02235/FUL) for the change of use from agricultural barn to a 3 bed dwelling (Outside of SPB).
- 1 new dwellings at Mayfield Farm (15/03205/FUL) for the erection of a detached dwelling with 2 detached outbuildings forming garage and ancillary living accommodation.

| Neighbourhood Plan Policy Monitoring | | | |
|---|---|---|---|
| Policy | Description of policy | Target | Performance against target during monitoring period (23 March 2018 – 31 March 2019) |
| Housing | | | |
| Policy P1: Redundant Agricultural Buildings | The policy aims to increase the amount of development in the parish which is located on brownfield sites, in particular redundant agricultural barns. | To support the redevelopment of redundant agricultural buildings for housing, in appropriate locations. | <p>The policy supports the principle of converting and redeveloping redundant agricultural buildings.</p> <p>Two planning applications were found to accord with Policy P1, and these resulted in planning permission being granted for 5 new dwellings. These were:</p> <ul style="list-style-type: none"> • Land North of Binley Farm (18/00261/FUL) for the erection of four dwellings on a farmyard, including three affordable homes. The council determined that the proposal would deliver comprehensive residential development of the site in accordance with Policy P1 and would enhance the character of the area when considering the removal of the existing buildings. |

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| | | | <ul style="list-style-type: none"> Derrydown Farm (18/02805/FUL) for the conversion of barn to single dwelling. The case officer considered that the proposals would be in general accordance with Policy SS6 (c) of the Local Plan, relating to the re-use of redundant and disused permanent buildings and Policy P1 of the St. Mary Bourne Neighbourhood Plan and therefore the application was approved. |
| Policy P2: Infill housing in Stoke | The policy aims to allow small levels of the infill of housing in Stoke, subject to them being in compliance with local and national policy. | To support small development sites of one or two dwellings is permitted as infill housing in Stoke. | <p><u>Consents</u></p> <p>There were no planning applications submitted for infill dwellings in Stoke during the monitoring period, therefore the policy was not tested.</p> |
| Policy P3: Housing Site Mix | The policy seeks a mix of 2 and 3 bedroom units to be delivered on site and a balanced mix of dwellings is provided. | To ensure that new housing provided within St Mary Bourne parish predominantly comprises 2 and 3 bedroom properties. | <p><u>Consents</u></p> <p>The following size mix of dwellings was permitted on approved schemes:</p> <ul style="list-style-type: none"> Land North of Binley Farm (18/00261/FUL) comprised of 4 x dwellings, 3 of which were affordable. The housing mix comprised of 2 x 2 bedroom dwellings and 2 x 3 bedroom dwellings (one of the 3 bed dwellings had a floor area of 404sqm). Derrydown Farm (18/02805/FUL) for the conversion of a barn to 4+ bedroom dwelling. Highfield Farm (18/02060/FUL) for the erection of a 4+ bedroom dwelling. Breach Farm, Egbury (18/02135/FUL) for the erection of a 4 bedroom dwelling. The Forge, St Mary Bourne (19/00070/FUL) for the erection of a replacement dwelling and detached dwelling resulting in 2 x 2 bedroom dwellings. |

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| | | | <ul style="list-style-type: none"> • 1 and 2 Jubilee Villas, High Street (18/00768/FUL) for the sub-division of a dwelling to two dwellings, resulting in a 2 bedroom and a 3 bedroom dwelling. • Methodist Chapel, Stoke Road (18/00784/FUL) for the conversion of chapel to a two bedroom dwelling. <p>The overall housing mix for planning applications consented resulted in 6 x 2 bedroom dwellings (50%), 3 x 3 bedroom dwellings (25%) and 3 x 4 bedroom dwellings (25%). As sought by the policy, the majority of dwellings (75%) were smaller dwellings with 2 and 3 bedrooms.</p> <p><u>Completions</u> Of the 3 dwellings completed:</p> <ul style="list-style-type: none"> • 1 dwelling at Acreland House, Church Street (15/00904/FUL) was for a 3 bedroom dwelling. • 1 dwelling at Swampton Farm (15/02235/FUL) for the change of use from agricultural barn to 3 bedroom dwelling. • 1 new dwellings at Mayfield Farm (15/03205/FUL) for the erection of a 5 bedroom detached dwelling. |
| Policy P4: Rural Exception Sites | The policy seeks to support the provision of smaller units to be provided as affordable accommodation. | To support the provision of rural exception sites within the parish. | <p><u>Consents</u></p> <p>The policy itself was not tested because there were no planning applications for rural exception sites in the parish.</p> <p>However, one site was approved that did deliver affordable housing (at Land North of Binley Farm (18/00261/FUL), which was for 4 dwellings, 3 of which were affordable units (75%). The principle of this development was given by NP Policy P1.</p> <p>The S106 included a requirement that the affordable homes in this development should be occupied by those with a local connection to the parish</p> |

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| | | | of St Mary Bourne, and if there were no eligible persons from St Mary Bourne, those from local parishes would be prioritised. |
| The Natural Environment | | | |
| Policy P5: Environmental Factors | The policy seeks to ensure development proposals respond to the local environment and take into account specific factors such as flooding and water quality. | To ensure new development protects and responds positively to the local environment. | <p><u>Consents within flood zones 2 and 3</u></p> <p>18 planning applications were granted consent on sites which were partially or wholly located in flood zone 2 or 3. These were all on sites which had existing development and the majority were for the extension of existing dwellings.</p> <p>Only two of the 18 planning applications which were located in flood zones 2 or 3 resulted in the creation of a new dwellings, which were through of the conversion or subdivision of existing buildings:</p> <ul style="list-style-type: none"> • 1 and 2 Jubilee Villas where an existing dwelling was subdivided into two dwellings (18/00768/FUL). The application did not need a Flood Risk Assessment as the footprint of the dwelling did not increase and the sub-division would not result in any change to the current circumstances. • Conversion of Methodist Chapel, Stoke Road (18/00784/FUL) for a new dwelling from the change of use of existing chapel. The application was supported by a Flood Risk Assessment which demonstrates that the proposal would not lead to an increase in surface water run-off. |
| Policy P6: Small scale renewable energy projects | The policy allows small scale renewable energy projects to be permitted where they do not result in a detrimental landscape impact or | To support the delivery of small scale renewable development projects, which accord with the policy requirements. | <p><u>Consents for small scale renewable projects</u></p> <p>Domestic-scale renewable energy schemes are frequently allowed under permitted development rights, so do not always require planning permission and can be difficult to monitor.</p> <p>One planning application was submitted at Peach House, Gangbridge Lane for the installation of 44 ground mounted photovoltaic solar panels (18/01434/HSE). When assessing the application it was considered that</p> |

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| | do not result in increased levels of traffic. | | <p>although the panels would be positioned on raised ground, the small scale of the proposed scheme, their location, and existing natural screening of the garden meant that the potential visual impact of the proposal upon the surrounding landscape would be low.</p> <p>Despite being small in scale, it was acknowledged that the proposed installation will provide a valuable contribution to cutting greenhouse gas emissions, and the production of renewable energy will assist in meeting national CO² reduction targets. The case officer's report noted that the proposal accorded with the Local Plan and Policy P6 of the neighbourhood plan. The application was therefore approved.</p> |
| Design | | | |
| Policy P7: Design Requirements | The policy seeks to ensure that new development is of a high standard of design which responds positively to local context including preserving hedgerows and use traditional building styles. | To ensure development proposals achieve a high standard of design, which respond positively to context and comply with the principles contained within the St Mary Bourne Village Design Statement. | <p><u>Consents</u> Policy P7 sets out detailed design requirements that have been used to shape new development within the Parish and inform the determination of planning applications. However, given the great number of small applications in the Parish, BDBC and the Parish Council have agreed to only report upon major applications in this document.</p> <p>During the monitoring year, no major planning applications were approved.</p> <p><u>Refusals on design grounds</u> No planning applications (of any scale) were refused on design grounds.</p> |
| Allotments | | | |

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| <p>Policy P8: Allotments</p> | <p>The policy supports proposals for new allotments provided they do not have a detrimental impact on landscape character or setting or highways.</p> | <p>To support the delivery of new allotments.</p> | <p><u>Consents resulting in new allotments</u> No planning applications of a size sufficient to require the provision of allotments were approved during the monitoring year. No other planning applications were submitted that proposed allotments. The policy was therefore not tested during the monitoring year.</p> |
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Whitchurch Neighbourhood Plan (Monitoring Period 1)

Whitchurch Neighbourhood Development Plan 2014-2029

Monitoring Report 1 covering the period from 26 October 2017 – 31 March 2018 and 1 April 2018- 31 March 2019

Introduction

The Whitchurch Neighbourhood Development Plan was made (adopted) by the borough council on 26 October 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 policies in its Local Plan, and government guidance recommends that policies in Neighbourhood Development Plans are monitored too. This monitoring report has therefore been produced by BDBC in conjunction with Whitchurch Town Council to understand how the Neighbourhood Development Plan is performing. **The report reflects an agreed position between BDBC as the Local Planning Authority and Whitchurch Town 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 October 2017) to 31 March 2018, and the first complete monitoring year from 1 April 2018 to 31 March 2019.

This report is structured around the chapters in the Neighbourhood Development 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.

Progress against Local Plan Policy SS5

Under Policy SS5, Whitchurch has a requirement to deliver at least 200 homes over the Plan period. The Whitchurch Neighbourhood Development Plan allocates 220 dwellings in the Parish to meet this requirement.

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.

Whitchurch contains a Local Plan site allocation named 'South of Bloswood Lane' (allocated by Local Plan Policy SS3.6). Dwellings delivered on this site cannot be counted against the parish's SS5 requirement.

In the Parish, there had been 194 dwellings consented that qualified towards Local Plan Policy SS5 at 31st March 2019. These are:

Table WNP 1: 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? | Did the WNDP influence the decision? |
|----------------------|-------------------------------|--|---------------------|-----------------------|--|---|
| 23 March 2015 | 13/01522/OUT and 18/00672/RES | Land adjoining Caesars Way | 34 | Yes | Before the adoption of the Neighbourhood Plan | No |
| 26 May 2016 | 15/03693/OUT and 16/02508/RES | Land by Winchester Road and Micheldever Road | 100 | Yes | Before the adoption of the Neighbourhood Plan | Yes (the outline application was approved when the WNDP was at regulation 14) |
| 22 June 2018 | 16/03220/OUT | Land off Evingar Road | 60 | Yes | After the adoption of the Neighbourhood Plan | Yes (the WNDP was part of the development plan when determined) |
| Total | | | 194 | | | |

As of 31 March 2019, there have been 58 qualifying completions recorded in the parish, all completions were on the site at the land by Winchester Road and Micheldever Road.

Monitoring of the Whitchurch Neighbourhood Plan

This proforma should be read in conjunction with the Whitchurch Neighbourhood Development Plan. The performance summary below is designed to provide a summary of how the Neighbourhood Development Plan is performing, with further detail found in the Neighbourhood Development Plan. Further detail regarding a breakdown of each of the planning applications detailed in the proforma can be requested by contacting the Planning Policy Team.

Overall quantum of development within the parish of Whitchurch

This section outlines all of the applications consented for new housing development within the parish during the monitoring period. It also lists the numbers of completions in the parish. The completions data is collected in partnership with Hampshire County Council.

Consents

A total of 162 gross (159 net) dwellings were approved during the monitoring period. 150 of these dwellings were from two major outline applications which were approved, both were for site allocations either within the local plan or the neighbourhood plan:

- Land Off Evingar Road (16/03220/OUT) for the outline application for up to 60 new dwellings and B1 and B2 use.
- and South of Manor Farm, Bloswood Lane (17/00148/OUT) for the erection of up to 90 dwellings. This is the second phase of the Local Plan allocation SS3.6 (Bloswood Lane). The application for Phase 1 was approved before the adoption of the Neighbourhood Development Plan for 83 dwellings (BDB/77828) in October 2014. This equates to 173 dwellings on the Bloswood Lane site which is 23 more dwellings than the approximate site capacity in the Local Plan.

A further 12 gross (9 net) dwellings were approved on a number of small sites which were permitted at:

- 1 Lower Evingar Road (18/00504/FUL) for the erection of four residential dwellings.
- Doralea, The Green (18/03394/FUL) for erection of a replacement dwelling.
- Land adjacent to 67 London Road. (18/00128/FUL) for the erection of a new dwelling.
- Land at Riverside, London Street (18/01803/FUL) for the erection of two dwellings.
- The Harroway, Evingar Road for the erection of two dwellings (18/03240/FUL)

- Twinley Manor, Cole Henley for the erection of a replacement dwelling (17/03861/FUL and 18/02164/FUL). Both consents have been included in the gross figure however there is no net gain in dwellings.

One reserved matters application was approved during the monitoring year. The principle of development had already been accepted at the outline application stage and therefore these are not counted in the number of consents issued:

- Land At Caesars Way (18/00672/RES) for the appearance, landscaping, layout and scale of 34 dwellings pursuant to outline permission 13/01522/OUT. The reserved matters application reduced the number of dwellings from 34 to 33.

Completions

159 gross (158 net) dwellings have been completed between 1 April 2017 and 31 March 2019. The monitoring period for the completions data falls before the adoption of the neighbourhood plan due to the way in which completions are monitored annually by Hampshire County Council. The completions were:

- 82 dwellings at the Local Plan site allocation of Bloswood Lane (BDB/77828)
- 58 dwellings at Land by Winchester Road (15/03693/OUT and 16/02508/RES), of which 1 dwelling was recorded as being lost on site.
- 8 dwellings at Testbourne Community School (15/02794/FUL)
- 5 dwellings at the Railway Inn, Station Road (14/03880/FUL)
- 3 dwellings at Land at Fairclose (15/03485/FUL)
- 2 dwellings at 22 land at rear of Bere Hill (15/04016/FUL)
- 1 dwelling at Ivy Cottage, land adjacent to Winchester Road (16/00527/FUL).

| Neighbourhood Plan Policy Monitoring | | | |
|---|---|---|--|
| Policy | Description of policy | Target | Performance against target (26 October 2017-31 March 2019) |
| Policy GD1: Re-enforcement of the adoption of the Whitchurch Design | The policy supports development which accords with a number of specific principles included | To ensure development proposals comply with the | <u>Refusals in the parish</u> Of the 5 planning applications were refused in the monitoring year, two did not use housing policies in the development plan to determine the application. The reasons for not using the development plan are listed below: |

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| Statement as supplementary guidance to be used in the planning process | within the Whitchurch Design Statement and gives weight to the principles including the need for new development to integrate with the existing grain of the town. | Whitchurch Design Statement. | <ul style="list-style-type: none"> • One was for a certificate of lawfulness (4 Bell Street, 18/01671/LDEU) which cannot be tested against the development plan; and • One was for a variation of condition to alter opening hours (3D Church Street, 17/03165/ROC) in which housing policies would not be of relevance. <p>3 of the 5 refused planning applications were assessed against the development plan. All of the applications mentioned Policy GD1 either in the case officers report and/or decision notice for refusal:</p> <ul style="list-style-type: none"> • 5 Burgage Field, Whitchurch for the erection of a rear/side extension (18/01285/HSE). One of the reasons for refusal related to the size, design and siting of the extension and Policy GD1 was referenced in the case officer's report. • Outbuilding on land South of Ivy Cottage for the erection of a detached 3 bedroom dwelling (18/01527/FUL). The principal reason for refusal related to the principle of development (as it did not comply with Policies SS1 and SS6(e) of the Local Plan). Policy GD1 was referenced in the case officer's report in relation to the VDS and no harm was identified to the character or appearance of the area. An appeal was allowed on site outside of the monitoring period in June 2019 as the inspector found the principle of development to be acceptable. • 43 Oakland Road for the erection of a side/rear extension (18/03378/HSE). Policy GD1 was a principal reason for refusal due to the scale and massing of the proposed extension. |
| Policy GD2: Development of Pedestrian and Cycle Routes and improved access to the River Test | The policy supports development proposals which incorporate measures to link with the existing footpath as well as | Support development which improves the footpath and cycleway network. | <p><u>Planning consents which contribute to the footpath and cycleway network</u></p> <p>The policy requires that where possible development proposals should exploit opportunities to link with the existing cycle and footpath network. Two major planning consents for outline permission were issued during the monitoring year:</p> <ul style="list-style-type: none"> • Land Off Evingar Road (16/03220/OUT) for the outline application for up to 60 new dwellings and B1 and B2 use. The S106 for Evingar Road secured contributions from developer to pay for the resurfacing of footpath 8 which |

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| | <p>undertaking improvements to the existing footpath where possible. The policy also requires developments which are located adjacent to the River Test to seek opportunities to facilitate public access to a riverside walk along the River Test.</p> | | <p>runs along Evingar Road and connects Pesthouse Lane to Station Road and also secures additional contribution to funds for maintenance of the footpath.</p> <ul style="list-style-type: none"> • Land South of Manor Farm, Bloswood Lane (17/00148/OUT) for the erection of up to 90 dwellings. S106 money was secured to provide a contribution for public right of way improvements including proposed new signage around Whitchurch, new gates for replacement of stiles and ecological surveys and groundworks along dismantled railway. This scheme is also expected to provide a new footpath connection between Church street and Bloswood Lane as part of public open space provision <p>The policy has therefore been used to secure improvement to the footpath network. There have been no improvements to the cycleway network during the monitoring year.</p> <p><u>Planning consents located next to the River Test</u> There were no major planning applications adjacent to the River Test which released land for public access along the River Test via S106.</p> |
| <p>Policy GD3: Protection of Assets of Community Value and other Community Facilities</p> | <p>The policy requires any proposals for significant change to or replacement of a community asset or facility to demonstrate they will either enhance the viability or provide a similar enhancement.</p> | <p>To ensure development does not result in the loss of or have an adverse impact on the identified Community-Valued Assets or community facilities, unless it meets the</p> | <p><u>Planning applications on Community Valued Assets or community facilities</u> One planning application was granted during the monitoring period which was located on the site of a community valued asset. This was at the Red House Public House for a deed of variation on a planning permission that allowed 3 dwellings within the pub's grounds (15/01604/FUL, granted in 2016). This deed of variation application sought to amend existing agreed plans, soft landscaping and site clearance (18/02552/ROC) and did not result in the loss of the facility or have an adverse impact upon it.</p> <p><u>Planning consents resulting in the loss of Community Valued Assets or community facilities</u></p> |

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| | The policy also seeks to protect the loss of community facilities by requiring applicants to demonstrate that the loss can be justified. | exceptional criteria set out in the policy. | No planning applications were submitted within the monitoring period which would result in the loss of a community facility. |
| Policy CS1: Retention of Functionality of Railway Tunnels for Future Benefit | The policy seeks to protect and safeguard the retention of two of the railway tunnels. | To only allow the loss of the railway tunnels in exceptional circumstances. | <u>Planning applications involving the use of the railway tunnels</u> The development of Land Off Evingar Road (16/03220/OUT) for the outline application for up to 60 new dwellings and B1 and B2 use respected policy CS1 by retaining the opportunity for future use of the tunnels. |
| Natural Environment | | | |
| Policy LD1: Protection and Enhancement of Open Spaces | The policy seeks to protect the open spaces and future open spaces which have been identified within the policy. These spaces which have been protected unless the loss can be justified through the criteria | To protect the open spaces identified in the policy and enhance the connectivity of open space network. | <u>Consents resulting in the loss of open space</u> No planning applications were submitted on Important Open Space located in Figure 7.2 of the WNP. <u>Refusals resulting in the loss of open space</u> 5 planning applications were refused during the monitoring period. None of the refusals related to the loss or harm of protected open spaces. <u>Additional open space as a result of consents for major planning applications</u> Additional open space has been agreed to be provided through the following major planning applications, the first two have been identified in figure 7.2 of the WNP as future open space: |

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| | contained within the policy. | | <ul style="list-style-type: none"> • Land Off Evingar Road (16/03220/OUT) for the outline application for up to 60 new dwellings and B1 and B2 use which will provide two new areas of open space in the S106. One is for a minimum of 4608sqm2 and will include a kick about area and a further area for public open space of approximately 4.5 hectares which will be transferred to the Town Council. Both areas of green space will be detailed within the subsequent reserved matters application on site. • Land South of Manor Farm, Bloswood Lane (17/00148/OUT) for the erection of up to 90 dwellings. This is the second phase of the Local Plan allocation SS3.6 (Bloswood Lane) which is due to provide a minimum of 6912 square meters of open space and will included a kickabout area and play area. A further area for public open space of approximately 5 hectares which will be transferred to the Town Council. Both areas of green space will be detailed within the subsequent reserved matters application on site. • The reserved matters planning application at Land at Caesars Way (18/00672/RES) included 1500m2 of kickabout space which was secured at the outline planning application stage and is detailed within the reserved matters application. • Land by Winchester Road and Micheldever Road (15/03693/OUT and 16/02508/RES) whilst approved before the WNDP was made, the approved planning application included the provision of 3no. Football Pitches and linking footpaths as detailed in the emerging WNPDP. <p>The Town Council have noted that there have been no noticeable enhancements to the connectivity of an open space network at the time of the publication of the monitoring report. .</p> |
| Policy LD2: Protection of Biodiversity and Landscape | The policy seeks to avoid harm to the landscape character of the | To ensure that development which impacts upon private gardens | <p><u>Consents for new dwellings in residential gardens</u></p> <p>Two planning applications were approved which related to new dwellings in existing residential gardens:</p> |

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| | <p>built environment by preventing the loss of private gardens unless it can be demonstrated that they meet specific criterion.</p> | <p>protect their landscape and biodiversity value.</p> | <ul style="list-style-type: none"> • Erection a 3 bed dwelling (18/00128/FUL) on garden land at 67 London Road. A condition was placed upon the permission to implement the actions identified in the ecological appraisal. • Erection of two dwellings (18/01803/FUL) at Land at Riverside, London Street. The principle of development was given by a similar extant consent on the site. A condition was placed on the application to require full details of landscaping and habitat enhancement measures. <p><u>Refusals for new dwellings in residential gardens</u></p> <p>One planning application was refused for a new dwelling within the garden of Ivy Cottage, Winchester Road (18/01527/FUL). The application was refused on the principle of development, as the LPA took the view that the site was not previously developed land (as it was considered it to be within the built up area of Whitchurch, despite being outside the SPB). It is noted that the proposal was later allowed at appeal, outside the monitoring period (in June 2019), as the Inspector took the view that the land was outside the built-up area, so constituted previously developed and that the principle of development was supported by Local Plan Policy SS6a. The consent included a condition securing the ecological mitigation measures submitted with the application.</p> |
| <p>Policy LD3: Protection of Hedgerows, Trees and Tree Planting</p> | <p>The policy seeks to protect hedgerows, trees and tree planting unless appropriate mitigation has been agreed with the council.</p> | <p>To ensure development does not result in the loss of trees or hedgerows, unless this can be appropriately mitigated.</p> | <p><u>Planning applications approved which seek to protect hedgerows, trees and tree planting</u></p> <p>The policy seeks to ensure that any development which has the potential to damage or result in the loss of hedgerows, mature trees or trees of good arboriculture or amenity value does not occur unless it can be demonstrated that any impacts can be adequately mitigated. Where possible, the council will either refuse the development or place a condition on the application which makes the development acceptable.</p> |

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| | | | <p>Two major planning applications were approved during the monitoring year. The arboricultural impacts of the proposals were assessed as part of the planning application, and conditions were placed on the applications as necessary.</p> <ul style="list-style-type: none"> • Land Off Evingar Road (16/03220/OUT) for the outline application for up to 60 new dwellings and B1 and B2 use. Trees and mature hedgerows are located on and adjacent to the site boundaries. An arboricultural impact assessment was submitted with the application which has informed the masterplanning of the development proposals. The tree officer was satisfied with the information submitted and recommended a number of conditions which were secured for landscaping (7) and protective measures to safeguard trees (19), • Land South of Manor Farm, Bloswood Lane (17/00148/OUT) for the erection of up to 90 dwellings. The site contains tree cover limited to the field margins or adjacent residential gardens, with no trees subject to any tree preservation orders or afforded protection through any conservation area legislation (due to location outside of any conservation area). Conditions were recommended by the tree officer including condition 6 requiring an Arboricultural Impact Assessment to be submitted at reserved matters stage, whilst condition 7 requires a tree protection plan to be submitted. A subsequent reserved matters application approved outside the monitoring period detailed the proposed site landscape and enhancement to boundary hedgerows. <p>In terms of smaller residential developments approved (of 10 dwellings or less) within the monitoring year, conditions were placed on the applications in order to mitigate against any impacts identified:</p> <ul style="list-style-type: none"> • 1 Lower Evingar Road (18/00504/FUL) for the erection of four residential dwellings. The applicant submitted an arboricultural report which demonstrated that no harm would be apparent from the proposed development, with no trees removed to facilitate the proposed development. |
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| | | | <p>The majority on trees were located on third party land and therefore there is little the council can do to influence these. Condition 9 was placed to remove permitted development rights to control further development on site which could affect nearby trees.</p> <ul style="list-style-type: none"> • Doralea, The Green (18/03394/FUL) for erection of a replacement dwelling. Some site clearance was noted before the issuing of consent, however the applicant could do this without control of the council and therefore no conditions were placed on the planning permission. • Land adjacent to 67 London Road. (18/00128/FUL) for the erection of a new dwelling. No trees were proposed to be removed or affected therefore no conditions were secured on site which related to trees. • Land at Riverside, London Street (18/01803/FUL) for the erection of two dwellings. The site was located within the Conservation Area, with mature trees immediately adjacent to the north. A landscape plan (condition 6) and Tree Survey (condition 8) were secured via condition. • The Harroway, Evingar Road for the erection of two dwellings (18/03240/FUL). Trees adjacent to the site are protected by a Tree Preservation Order, therefore the applicant was required to demonstrate how they will be retained and protected. Condition was placed on the permission to require a tree protection plan (Condition 3). • Twinley Manor, Cole Henley for the erection of a replacement dwelling (17/03861/FUL and 18/02164/FUL). Conditions placed on the application for tree protection measures (Conditions 3 and 4 of 18/02164/FUL and condition 3 on 17/03861/FUL). <p><u>Refusals for planning applications relating to Policy LD3</u> Five planning applications were refused during the monitoring period, only 3 related to housing development which could be assessed against the development plan. None of the planning applications which were refused were due to non-compliance with Policy LD3 or Policy EM4 of the Local Plan.</p> |
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| Town Centre | | | |
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| <p>Policy GD4: Protection of Parking in the Town Centre</p> | <p>The policy seeks to protect the existing town centre parking at Bell Street and Church Street and where possible secure specific improvements.</p> | <p>To retain or provide sufficient car parking provision within the town centre.</p> | <p><u>Consents</u> One planning application was granted which related to a car park within the town centre, this was at Land at Bell Street Car Park (17/01893/FUL) for the realignment and addition of car parking spaces. The proposal sought to provide an additional nine car parking spaces on site and therefore increasing the existing capacity. The case officer's report considered that the proposal met the requirements of Policy GD4 as the proposal maintained at least the same number of existing car parking spaces, and in fact increased the provision.</p> <p><u>S106 to secure car parking</u> The planning application for Land at Evingar Road (16/03220/OUT) provided land for a minimum of 70 car parking spaces for use by the public on the development site, which is located near to the train station.</p> |
| <p>Policy GD5: To Encourage New Commercial Development, Retain Economic Vibrancy and Vitality and Enhance Frontages in the Town Centre</p> | <p>The policy seeks to ensure A1-A5 uses are located along and adjacent to the principal shopping streets.</p> | <p>To ensure development retains, improves and/or enhances vibrancy and vitality in the town centre.</p> | <p><u>Change of use applications</u> <u>New planning permissions for A1-A5 uses</u> No planning applications were submitted for new A1-A5 uses within Church Road, Winchester Street, Newbury Street, Bell Street and London Street, therefore the policy was not tested in this respect.</p> <p>There were no applications for change of use on Church Road, Winchester Street, Newbury Street, and London Street</p> <p><u>Bell Street</u> One planning application was refused during the monitoring period for a certificate of lawfulness for the change of use from commercial to residential use at 4 Bell Street (18/01671/LDEU). However, this was for a certificate of lawfulness and did not use the development plan. This was later granted in January 2019 as the applicant had provided sufficient evidence to prove the residential use (18/02957/LDEU).</p> |

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| | | | <p><u>Local initiatives to enhance the Town Centre</u> Whitchurch Town Council have allocated funds to improve cycle parking as part of an initiative to encourage visitors to local cafes and shops, encouraging cycling as a means of transport. This is not from developers funding, but is supporting the principles in the Neighbourhood Development Plan as it has been taken up by the Town Council.</p> |
| Policy GD6: Redevelopment of Land or Buildings for Uses that Support the Town Centre | The policy supports the development of redundant land or buildings, parts of buildings or change of use of parts of buildings that were of a commercial use in the town centre. | To support to the redevelopment of suitable redundant buildings in the town centre for other uses. | <p><u>Consents for the redevelopment of commercial buildings to other uses</u> 5 planning applications were granted within the monitoring period in the town centre.</p> <p>Only one planning application related to an existing commercial building and sought to change the commercial use via a lawful development certificate (LDC). The LDC is a legal document stating the lawfulness of past use. The application at 4 Bell Street (18/01671/LDEU) sought the change of use from commercial to residential use, and was initially refused due to lack of evidence of established use. However, was later granted when sufficient evidence was submitted (18/02957/LDEU).</p> |
| Policy GD7: Encourage a Diverse Range of Uses in the Town Centre | The policy supports residential uses on upper floors providing it is not currently in employment use and the residential use would not adversely affect the viability of the ground floor retail use. | To support the provision of residential uses above suitable commercial premises in the town centre. | <p><u>Consents for new housing within the town centre</u> No planning applications were submitted for new residential accommodation above shops, therefore the policy was not tested during the monitoring period.</p> <p>One planning application was allowed which resulted in a new residential unit in the town centre. However, this was for a certificate of lawfulness (which is a legal certificate) and is not tested against the development plan.</p> <p><u>Completions for new housing within Whitchurch Town Centre</u> No completions were recorded within Whitchurch Town Centre (as per the area designated in Local Plan Policy EP3 as Whitchurch District Centre).</p> |

| Tourism | | | |
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| Policy GD8: Increasing Prosperity by Encouraging Tourism | The policy supports proposals for tourism uses provided they are appropriate to the parish. | To ensure development which promotes tourism is permitted where it is appropriate to the parish. | <u>Planning consents</u> No planning applications were submitted during the monitoring period which related to tourism within the parish, therefore the policy was not tested. |
| Infrastructure | | | |
| Policy TR1: Traffic and Parking Policy | The policy seeks to ensure that any development that will have a severe impact or cumulative impact on traffic congestion is supported by a Transport Statement or Assessment which demonstrates that measures can be put in place to mitigate any impacts. | To ensure development does not have a severe independent or cumulative impact on traffic congestion in the town centre. | <u>Major planning consents and planning conditions relating to the highway</u> <u>Consents for outline applications</u> Two outline applications were approved during the monitoring period, both were considered to be acceptable, subject to appropriate assessment and conditions: <ul style="list-style-type: none"> • Land Off Evingar Road (16/03220/OUT) for the outline application for up to 60 new dwellings and B1 and B2 use. The traffic impact of the proposed development (residential and employment land) was assessed via a transport assessment and it was considered that the impact on the operational capacity of the assessed network was acceptable. Three conditions were placed relating to highways including a transport management plan to demonstrate how traffic generated by the business uses to the A34 junction north of the town would minimise the impact of the development upon Whitchurch Town Centre. • Land South of Manor Farm, Bloswood Lane (17/00148/OUT) for the erection of up to 90 dwellings. The planning application was accompanied by a Transport Assessment and a subsequent Addendum to set out the likely effects in terms of access and transportation from the quantum of development proposed. This has consideration to impacts to the local and wider highway network, road and junction capacities and the ability to serve the site through alternative modes of transport to the car. It was therefore |

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| | | | <p>acknowledged that whilst the development would create increases in volumes of traffic from the construction phase onwards once operational, the nature of the traffic volumes and types would change. It was concluded that the proposals would result in an increase in traffic flows, but would have no material impact upon the roads and junctions local to the site so as to exacerbate any existing road safety problems. The decision maker was therefore approved.</p> <p><u>Refusals for major planning applications</u> No major planning applications in the parish were refused on highway grounds.</p> <p><u>Refusals for non-major planning applications</u> Five planning applications were refused during the monitoring year. None were refused on highway grounds.</p> |
| Policy IP1: Electricity Supply | The policy supports the use of renewable energy sources. The use of hydro schemes and air or water source pumps are supported provided the impact to the River Test and SSSI is acceptable. | To support the utilisation of suitable renewable energy technologies. | <p><u>Planning consents for low carbon schemes</u> A number of microgeneration products (such as solar panels) can be erected under permitted development rights and therefore do not require the applicant to submit a planning application to the Local Planning Authority.</p> <p>There were no planning applications submitted within the monitoring year which related to renewable energy or low carbon schemes.</p> |
| Policy IP2: Encouragement of Good Broadband Connections | The policy requires all new major developments to provide suitable ducting/infrastructu | To ensure new housing development has fibre optic connections. | <p><u>Consents for outline applications</u> The policy requires major planning applications to provide suitable ducting/infrastructure to enable fast broadband connections. It requires a connectivity statement to be provided for major developments. Two major outline applications were approved during the monitoring period:</p> |

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| | re to enable fast broadband connections. | | <ul style="list-style-type: none"> Land Off Evingar Road (16/03220/OUT) for the outline application for up to 60 new dwellings and B1 and B2 use. The utilities statement submitted with the application does not specifically refer to fibre optic connections. but it is noted that the committee resolution to approve pre-dated the adoption of the Neighbourhood Plan, Land South of Manor Farm, Bloswood Lane (17/00148/OUT) for the erection of up to 90 dwellings was approved during the monitoring period. Condition 5 was placed on the permission requiring a connectivity statement to be submitted with the reserved matters application. The reserved matter application for the site (18/03728/RES) was submitted during the monitoring period. It contained an infrastructure and connectivity statement which stated that a fibre connection to supply new broadband would be provided by BT Openreach. The condition was therefore discharged. <p><u>Reserved matters schemes</u></p> <ul style="list-style-type: none"> Land At Caesars Way (18/00672/RES) for the appearance, landscaping, layout and scale of 33 dwellings pursuant to outline permission 13/01522/OUT. The S106 required that a broadband and telecommunications plan needed to be submitted and agreed with the council prior to the development commencing. |
| Policy IP3: Reducing the Adverse Impact of Utility Improvements on the Town | The policy seeks new and improved utility infrastructure in order to meet the needs of the community. The proposals are required to identify their likely impact | To ensure new housing development does not adversely impact upon utility connections. | <p><u>Consents for outline applications</u></p> <p>Two major outline applications were approved during the monitoring period:</p> <ul style="list-style-type: none"> Land Off Evingar Road (16/03220/OUT) for the outline application for up to 60 new dwellings and B1 and B2 use. The plan was accompanied by a Utilities Report which assessed sewerage, water, electricity, gas and telephone services. No capacity constraints were identified within the report. A condition was placed on the permission to ensure the actions in the utilities report were implemented. |

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| | on local infrastructure, services and facilities and demonstrate how such impacts will be addressed. | | <ul style="list-style-type: none"> Land South of Manor Farm, Bloswood Lane (17/00148/OUT) for the erection of up to 90 dwellings. Condition 5 required the applicant to submit an infrastructure statement at the reserved matter stage. This provided information about the utility reinforcements required and was discharged in June 2019. |
| Employment | | | |
| Policy ES1: Encouragement of New Employment Sites within the Settlement Boundary | The policy supports the development of sites for economic activities and expansion of existing businesses within the Settlement Policy Boundary provided they meet the criteria contained within the policy. | To allow the development of new employment and expansion of existing employment uses within the Settlement Policy Boundary where they accord with policy ES1. | <p><u>Consents for new employment land within the SPB</u></p> <p>One planning application was approved during the monitoring year which resulted in 3,300 square meters of new employment land within the SPB. This was at Land Off Evingar Road (16/03220/OUT) for the outline application for up to 60 new dwellings and B1 and B2 use. The site was previously an allocation for employment use within the 1996-2011 Local Plan. Permission was not gained during this time and the site was subsequently removed as an allocation. The site is an allocation within the Whitchurch Neighbourhood Plan for employment and residential use. There is also an identified need for employment use in the parish, therefore the proposal was considered acceptable. The S106 agreement safeguards land to the north of the site for B1/B2 use which will be brought forward in a future reserved matters application on site.</p> |
| Policy ES2: Protection of Existing Productive Employment Sites from Redevelopment | The policy seeks to protect sites that are in light industrial use. The policy allows the change of use from employment where it can be demonstrate that the re-use of the | To protect existing employment sites. | <p><u>Change of use applications from light industrial uses to other uses</u></p> <p>One planning application was approved during the monitoring period which resulted in the loss of a light industrial use. This was at the Barn, Southfield Farm (18/02667/FUL) for the change of use of existing industrial unit to provide gymnasium (Use Class D2). This was a stand-alone industrial use in the countryside, as opposed to part of a larger employment site within the SPB, and Policy ES2 was not considered to be relevant as the site was not within the SPB. The gym was completed during the monitoring period and resulted in the loss of 226m² of B1(c) use within the monitoring period.</p> |

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| | site for employment purposes is no longer viable. | | <p><u>Completions of employment land</u></p> <p>No new employment land was completed within the monitoring period. Future monitoring reports for the neighbourhood plans will record the amount of employment land completed in the parish.</p> |
| Policy ES3: Protection of the Town Centre from Employment-Related Traffic and HGV Traffic | The policy requires planning applications which generate a significant amount of traffic to be supported by either a Transport Assessment or Transport Statement and a Transport Management Plan. | To ensure that traffic from employment related uses is adequately mitigated. | <p><u>Transport Assessments/Statements submitted for consents in commercial or employment use</u></p> <p>Only one planning application was submitted for new employment use in the parish during the monitoring period. This was at Land Off Evingar Road (16/03220/OUT) which was permitted for both residential and B1/B2 employment use. This is located to the north of the town centre, and therefore required by the policy to demonstrate (by means of a transport assessment, statement or management plan) that HGV traffic would be actively directed to the A34 junction to avoid generating additional traffic in the town centre.</p> <p>The proposal was supported by a Transport Statement which reviewed the traffic impact of the proposed development including the specific impact upon Whitchurch town centre. As a result, conditions were also secured on the permission for a travel plan (26), requirement for full details of the 'Secondary Access' from the southern site boundary to be submitted (27) a Transport Management Plan (28) which must detail measures to direct HGV traffic generated by the business uses to the A34 junction north of the town to minimise the impact of the development upon Whitchurch Town Centre. A contribution was secured in the S106 for a contribution towards a Traffic Regulation Order for HGV traffic.</p> <p>Whitchurch Town Council has stated that they are looking forward to the Transport Statement being implemented.</p> |

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| <p>Policy ES4: Rural Employment</p> | <p>The policy seeks to ensure that buildings located outside of the Settlement Policy Boundary for business and enterprise purposes are submitted subject to meeting the appropriate criteria of the policy.</p> | <p>To support the rural economy through the provision of well-designed new buildings and the re-use of suitable existing buildings.</p> | <p><u>Consents for employment floorspace outside the SPB</u> No planning applications were submitted for new employment floorspace outside the SPB (in designated countryside) during the monitoring period, therefore this policy was not tested.</p> <p><u>Completions for employment floorspace outside the SPB</u> No new employment floorspace was completed within the monitoring period. Future monitoring reports for the neighbourhood plans will record the amount of employment land completed in the parish.</p> |
| Housing | | | |
| <p>Policy HD1: Housing Mix</p> | <p>The policy requires planning applications for market housing to provide 40% dwellings, and meet local housing need for affordable housing and for them to be integrated with market housing. Developments should also address the local</p> | <p>To ensure new housing development incorporates a mix of types and sizes to meet the needs of Whitchurch, provides a suitable proportion of affordable housing, and helps meet the need for older persons' housing. .</p> | <p><u>Consents for outline applications</u> Housing mix is determined at full and reserved matters stage. Two outline applications were approved during the monitoring period, the indicative mix was shown as:</p> <ul style="list-style-type: none"> • Land Off Evingar Road (16/03220/OUT) for the outline application for up to 60 new dwellings and B1 and B2 use. The indicative housing mix (for market and affordable housing) initially proposed by the applicant as part of the outline application is shown below, and predominantly comprises of three bedroom dwellings or fewer: <ul style="list-style-type: none"> ○ 6 x 1 bed dwellings (10% of total dwellings) ○ 26 x 2 bed dwellings (43% of total dwellings) ○ 19 x 3 bed dwellings (32% of total dwellings) ○ 9 x 4 bed dwellings (15% of total dwellings) • In terms of affordable housing mix, the site achieved 40% affordable housing (equal to 24 dwellings). The S106 requires the applicant to submit the affordable housing mix which must be agreed with the LPA before |

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| | need for older persons' housing. | | <p>commencing development. The following mix for affordable housing was proposed within the S106 agreement and will be finalised at the reserved matter stage:</p> <ul style="list-style-type: none"> ○ 6 x 1 bedroom units (25% of affordable housing) ○ 14 x 2 bedroom units (58% of affordable housing) ○ 3 x 3 bedroom units (12% of affordable housing) ○ 1 x 4 bedroom unit (5% of affordable housing) <ul style="list-style-type: none"> ● Land South of Manor Farm, Bloswood Lane (17/00148/OUT) for the erection of up to 90 dwellings. At the outline stage, supporting information indicates that the site will provide a mix of 1 – 4 bedroom units with a range of flats and houses. However, no details were provided with the outline application the intended mix following an overall reduction in the number of properties from 112 to 90 units. If 90 dwellings (total) are delivered on site, 36 dwellings would need to be provided as affordable homes. The S106 secures that of these, 25% should be 1 bed, 58% should be 2 bed, 12% should be 3 bed and 5% should be 4 bed. <p>The succeeding neighbourhood planning monitoring report will continue to monitor these sites at reserved matters stage to ensure they achieve an appropriate housing mix which is in accordance with policy HD1 of the neighbourhood plan.</p> <p><u>Reserved matters schemes</u></p> <ul style="list-style-type: none"> ● Land At Caesars Way (18/00672/RES) for the appearance, landscaping, layout and scale of 33 dwellings pursuant to outline permission 13/01522/OUT in which 19 dwellings would be for market housing, the agreed mix for market housing is: <ul style="list-style-type: none"> ● 2 bedroom dwellings – 9 x 2 bedroom dwellings (45%) ● 3 bedroom dwellings – 1 x 3 bedroom dwelling (10%) ● 4 bedroom dwellings – 9 x 4 bedroom dwellings (45%) |
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| | | | <ul style="list-style-type: none"> In terms of affordable housing, the outline application at S106 agreed 14 affordable housing units (13/01522/OUT) These are to be provided as: <ul style="list-style-type: none"> 6 x 2 bedroom dwellings (43% of affordable housing) and 8 x 3 bedroom dwellings. (57% of affordable housing) <p>The market housing mix was considered to be acceptable as it provided a mix of large and small units. The affordable housing also complied with the S106 agreement. These consents were also required to comply with policies CN1 and CN3 of the Local Plan and provide 15% accessible and adaptable homes in line with Policy CN1 and CN3 of the LP.</p> <p>During the monitoring period, no specific housing was provided for older people in Whitchurch.</p> |
| Policy HD2: Providing Affordable Housing for those with Local Connections | The policy requires any affordable housing which is supplied for those who have a local connection to the parish of Whitchurch. | To seek to ensure that affordable housing provided in the parish is allocated to those with a local connection (in respect of Whitchurch). | <u>Affordable Housing Consents</u> <ul style="list-style-type: none"> The Land at Evingar Road site (16/03220/OUT) achieved 40% affordable housing (equal to 24 dwellings) on site and includes a local connection criteria. Land South of Manor Farm, Bloswood Lane (17/00148/OUT) achieved 40% affordable housing and includes a local connection criteria. |
| Policy HA1-H4: Site allocations | The policy allocates at least 200 dwellings as required by Local Plan Policy SS5. | To ensure at least 200 dwellings, as required by Local Plan Policy SS5 are delivered through site | <u>Neighbourhood Development Plan Allocations</u> <p>The Whitchurch Neighbourhood Development Plan allocates 4 sites for approximately 220 dwellings, it also revises the Settlement Policy Boundary to include the site allocations which relate to 4 policies within the plan:</p> <ul style="list-style-type: none"> HA1: Dances Lane Site – 15 dwellings |

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| <p>Policy HA5: Revision of the Settlement Policy Boundary</p> | <p>The policy revises the Settlement Policy Boundary of Whitchurch to include the site allocations.</p> | <p>allocations in the Whitchurch Neighbourhood Plan.</p> <p>Site specific requirements should be delivered to support each site allocation.</p> | <ul style="list-style-type: none"> • HA2: Land west of Evingar Road – 94 dwellings and 4000 m2 of business development (this consists of the Evingar Road and Caesars Way developments) • HA3: Whitchurch Car Centre – 10 dwellings • HA4: East of Winchester Road Site – 100 dwellings <p><u>Consents for site allocations contained within the neighbourhood plan</u></p> <p>During the monitoring period, planning permission was granted for two applications relating to Policy HA2, these were at:</p> <ul style="list-style-type: none"> • Land West of Evingar Road (16/03220/OUT) for up to 60 dwellings and B1/B2 use (3,300 square meters). • The reserved matters application at Caesars Way (18/00672/RES) for 33 dwellings. . <p>Policy HA2 requires at least 94 dwellings and approximately 4,000 square meters of business development, it also requires developers to:</p> <ul style="list-style-type: none"> • Safeguard land for a minimum 70 space public car park • Safeguard land for public open space (for recreation, relocated allotments, orchard and car parking). • Include measures to mitigate the impact of development on the local road network. • Include the provision of internal walking and cycle routes <p>The Caesars Way and Land West of Evingar Road are consented for 93 dwellings and 3,300 square meters of employment land. The S106 for the Land at Evingar Road site included:</p> <ul style="list-style-type: none"> • Provision of station car park of 70 spaces for use by the public together with a management plan for that car park. • Secures new open space on site for 4.5 hectares of public open space and a separate kickabout area. |
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| | | | <ul style="list-style-type: none">• Contribution to a Traffic Regulation Order (to prevent HGV traffic using the town centre).• Contribution for the resurfacing of Public Footpath 8 (which connects Pesthouse Lane to Station Road) and maintenance contributions. <p>As the S106 has secured all of the requirements of policy HA2, therefore it can be considered that it has been used effectively in the planning of the site.</p> |
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