

# Basingstoke and Deane Authority Monitoring Report 2020/21

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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 2020 to 31 March 2021**. 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 fifth monitoring report to be published since the adoption of the Basingstoke and Deane Borough Local Plan 2011-2029 in May 2016.

The performance of ten neighbourhood plans adopted prior to 31 March 2020 are set out in individual monitoring proformas, which form an appendix (5) to the main report. These neighbourhood plans have been monitored in liaison with the relevant parish and town councils and wherever possible the reports reflect an agreed position between BDBC and the councils. Other neighbourhood plans will be monitored once they have been part of the development plan for more than a year (in order to provide a sufficient timescale for monitoring).

### Progress with planning documents

Considerable progress has been made with the Local Plan Update. The includes an issues and options consultation which took place between 28 September 2020 and 9 November 2020. A number of evidence base studies have also been published<sup>1</sup>, with many more ongoing and nearing completion. A series of Member Advisory Panel meetings have also taken place with borough councillors, in order to inform policy making for the Plan.

Over the monitoring year, no new neighbourhood plans were made (adopted) due to COVID-19 pandemic restrictions and the embargo on neighbourhood plan referendums. The Burghclere Neighbourhood Plan was examined by an Independent Examiner just before the monitoring year, who recommended that the Neighbourhood Plan could proceed to a local referendum. Unfortunately it was not possible for the referendum to take place due to national restrictions on social gatherings and therefore the referendum was held outside of the monitoring year, in May 2021. The neighbourhood plan has subsequently been made and now forms part of the development plan for the parish.

Progress continues to be made on other neighbourhood plans across the borough, with the East Woodhay Neighbourhood Plan having recently been out for a Regulation 14 (pre-submission) consultation.

One Supplementary Planning Document (SPD) was adopted during the monitoring year. This was the Old Basing Conservation Area Appraisal and Management Plan. This SPD has been developed to support and provide guidance with regard to specific policies within the adopted Local Plan.

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<sup>1</sup> [Local Plan update evidence \(basingstoke.gov.uk\)](https://www.basingstoke.gov.uk)

## **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, water quality, 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 used, based on targets in the Local Plan, to show where the target has been met (green); partially 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 2020/21 (at 1 April 2021)	Comparison with 2019/20
<b>Housing</b>			
Number of homes built	850 net new dwellings per annum.	The net number of new homes delivered in the monitoring period was 1,241 (1,259 gross). This continues the overall trend of high levels of housing delivery over recent years. The net number of new dwellings delivered in the monitoring year is 46% above the Local Plan target of 850.	Decreased delivery but well above the borough's housing requirement - 1,556 net new homes delivered in 2019/20.
Housing Land Supply	To maintain a five year supply of housing on deliverable sites	The council is able to demonstrate 4.5 years' supply of deliverable sites at the time of publication (December 2021). Adopted Local Plan (ALP) Policy SS4, which includes a requirement to review the Local Plan when a five-year supply cannot be demonstrated, has been triggered and a Local Plan Update is being progressed.	Five-year housing land supply position has improved (4.4 years in 2019/20 when applying the 5% buffer) but remains below requirements.
% of homes built on previously developed land	To make effective use of land by reusing land that has been previously developed	38% of gross new homes were built on previously developed land. This figure reflects the number of units which were delivered from office to residential conversions through permitted development during the monitoring year.	Decreased proportion of homes built on previously developed land (47% in 2019/20).
Windfall sites	To deliver 50 units a year on qualifying small windfall sites.	145 net dwellings were completed on small scale windfall sites when garden land is included (119 net dwellings when garden land is excluded) compared to the Local Plan target of 50 dwellings per annum.  515 (gross and net) new dwellings (41% of all net new dwellings) were completed on large windfall sites in the borough.	Increased delivery – 87 dwellings were delivered through small site windfall (including garden land) in 2019/20.

Policy Indicator	Target	Performance in 2020/21 (at 1 April 2021)	Comparison with 2019/20
		Planning applications for large windfall sites (unallocated sites) continued to come forward and contributed to housing supply.	
Regeneration	To deliver 200 net additional dwellings through regeneration up to 2029.	No units were completed as part of large regeneration schemes in 2020/21. However, the council continues to work proactively with regeneration partners including Registered Providers (RPs) to identify regeneration opportunities such as in Winklebury where significant progress is being made.	No units were completed in 19/20.
Density of residential development	To make efficient use of land whilst responding to local context.	51% (637 gross dwellings) of completions were built at a density exceeding 30dph. The density of development responded to local context in line with ALP policies.	54% (886 dwellings) of completions were built at 30dph or higher in 2019/20.
New homes permitted in the countryside	To only allow development in the countryside in exceptional circumstances, as set out in Local Plan Policy SS6.	<p>114 net 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 current Local Plan.</p> <p>171 net dwellings were consented in the countryside but these all either complied with ALP policy (such as through allocation in a neighbourhood plan) or were allowed under permitted development rights.</p> <p>Of the 22 relevant appeals, 9 of these were allowed by the Planning Inspectorate. The outcomes of these decisions will be used to shape policies in the LPU.</p>	<p>150 net new dwellings were consented in the countryside in 2019/20.</p> <p>226 net new dwellings were completed in the countryside in 2019/20.</p>
New homes near nuclear installations	To only allow development within the off-site emergency planning area where the Off Site Nuclear	16 net homes were completed within the AWE off-site emergency planning area. 13 net new homes were granted consent within the	24 net new homes were consented in the off-site emergency planning area in

Policy Indicator	Target	Performance in 2020/21 (at 1 April 2021)	Comparison with 2019/20
	Emergency Plan can accommodate the needs of the population in the event of an emergency.	AWE off-site emergency planning area. These were predominantly small scale and none were approved contrary to advice from ONR.	2019/20. None of these units were approved contrary to advice from ONR.  40 net new dwellings were completed in the off-site emergency planning area in 2019/20.
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. 53% of the market homes delivered had two or three bedrooms, reflecting the lower number of completions through conversion and/or permitted development rights. Of the 762 net market units completed, 483 were houses (63%) and 279 were flats (37%).	41% of market dwellings built in 2019/20 were two or three bedroom.
Affordable housing delivery	To deliver 300 (net) new affordable homes per annum	471 affordable units were delivered during the monitoring year (net and gross). This is more than the target of 300 completions per annum set out in the Housing and Homelessness Strategy.	A slight decrease in delivery - 494 affordable homes were delivered in 2019/20.
Affordable housing consents	To secure 40% affordable housing on relevant sites.	Consent was given for 405 new affordable housing units in the monitoring year. The council secured policy compliant affordable housing for all of the qualifying schemes including 400 dwellings (40%) on the Basingstoke Golf Site allocation (for up to 1,000 dwellings).	Significant increase in the number of affordable homes secured - 25 homes secured in 2019/20.
Housing for older people and	Where there is an unmet need in the local area,	One qualifying planning application (for more than 200 dwellings) was approved during the monitoring year, this was at the Local Plan	None secured.



Policy Indicator	Target	Performance in 2020/21 (at 1 April 2021)	Comparison with 2019/20
people with support needs	large-scale residential developments (of 200 or more homes) should incorporate specially designed housing/specialist accommodation for older people and people with support needs.	site allocation of Basingstoke Golf Club. The scheme provided an increased proportion of accessible and adaptable homes rather than specialist accommodation due to the site's proximity to another care home.	
Self-build and custom housebuilding	To grant sufficient development permissions to meet the demand for self-build and custom housebuilding in the borough.	<p>34 individuals joined the self-build register during base period 6 (31 October 2020 - 30 October 2021). Of these, 28 individuals joined Part 1 of the register. There are now 328 individuals on the council's register.</p> <p>Under the Right to Build, the council had a duty to grant permission for 85 self/custom build plots by 30 October 2020 (the deficit from the previous monitoring year plus the number of individuals joining the Self-Build Register from October 2017-October 2018). 60 self-build plots were secured, leaving a deficit of 25 plots. However, this is a short term shortfall which will be met in future years by homes secured on large local plan allocations including Manydown.</p>	Increase in registrations overall - 294 individuals were registered on the council's self-build register at 30 October 2020.
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	No gypsy and traveller pitches were allowed during the monitoring period. The council is unable to demonstrate a five year supply of pitches. Pitches will be provided in future years on large local plan allocations.	One gypsy pitch were consented in 2019/20 but a five year supply of pitches could not be demonstrated.

Policy Indicator	Target	Performance in 2020/21 (at 1 April 2021)	Comparison with 2019/20
	Traveller Needs Assessment.		
Housing delivery through neighbourhood planning	To deliver new homes in the borough's smaller settlements, in line with the requirements of Local Plan Policy SS5.	Local communities in smaller settlements continue to make progress with meeting the housing delivery requirements, as set out in Local Plan Policy SS5.  Of the eighteen settlements named in the policy, thirteen had met their policy requirement by 31 March 2021. Burghclere Neighbourhood Plan has also since met it's requirement.	Thirteen settlements had met the SS5 policy requirement by 1 April 2020.
Design of housing monitored through Building for a Healthy Life assessments: overall picture	The majority of large developments (by unit number) will be of a high-quality, and based upon a robust design-led approach.	Overall, eighteen qualifying large sites (739 homes) were assessed against the nationally recognised Building for a Healthy Life criteria. 65% of assessed dwellings were on schemes rated as 'good' or 'very good'.	Increase in quality - 40% of dwellings were on sites rated as good or very good in 2019/20.

Policy Indicator	Target	Performance in 2020/21 (at 1 April 2021)	Comparison with 2019/20
Design of housing monitored through Building for a Healthy Life assessments: Non Permitted Development Schemes		<p>When permitted development schemes are removed from the figures, 75% of the assessed dwellings (482 dwellings) scored either 'very good' or 'good'. Of the remaining 165 dwellings that were not from Permitted Development, 119 dwellings received an average score (18%), whilst 46 dwellings received a poor score (7%).</p> <p>The above figures include the completion of three developments which achieved a 'very good' score when assessed against the 'Building for Healthy Life' criteria.</p>	
<b>Environmental Management and Climate Change</b>			
New development in strategic gaps	To only allow development in strategic gaps in the exceptional circumstances, set out in Local Plan Policy EM2.	Two 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 and were therefore in line with policy criteria.	Five planning applications were approved in the strategic gap in 2019/20.
SSSIs and SINCS	To not permit development that would cause harm to SSSIs and SINCS in accordance with Local Plan Policy EM4.	<p>Two 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 compliant with ALP policy.</p> <p>No planning applications were approved where part of the site was within a Site of Special Scientific Interest.</p>	Six planning applications were approved within SSSIs or SINCS in 2020.
Habitat enhancements	To secure opportunities for biodiversity enhancement and habitat	Biodiversity enhancements were secured by condition on 16 planning applications in order to create or restore habitats and secure a net gain in biodiversity.	Habitat enhancement schemes were secured by condition on five

<b>Policy Indicator</b>	<b>Target</b>	<b>Performance in 2020/21 (at 1 April 2021)</b>	<b>Comparison with 2019/20</b>
	creation and restoration where possible		planning consents in 2019/20.
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.	<p>Nine new dwellings were approved within 5-7km of the Thames Basin Heath SPA. They were not required to provide SPA mitigation due to the small scale nature of the development (under the 50 unit threshold).</p> <p>Ten new dwellings were completed within 5-7km of the SPA during the monitoring year. These were also small schemes where no mitigation measures were considered necessary.</p>	<p>Seventeen new dwellings were approved within 5-7km of the SPA.</p> <p>Ten dwellings were completed within 7km of the SPA, all of which were small scale.</p>
Green Infrastructure	To protect and enhance the quality and extent of public open space.	Eight 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 sport facilities.	Eight planning applications were approved on land within the green infrastructure network in 2019/20.
Water quality	To work in partnership to protect, manage and improve the water quality of the borough's water environment, particularly with regards to the requirements of the Water Framework Directive (WFD).	<p>The Environment Agency (EA) monitors water quality on a triennial basis. The results of the Water Framework Directive monitoring by the EA was published in September 2020. All of the surface water bodies in the borough failed for chemical status - it is understood that every water body in England failed in chemical status, due to the introduction of new monitoring techniques and standards.</p> <p>The ecological classification of the Loddon (Basingstoke to River Lyde confluence at Hartley Wespall) also deteriorated from Moderate (2016) to Poor (2019) due to its biological quality elements (fish). The EA confirmed that the overall waterbody classification change in the River Loddon does not require growth or development decisions</p>	Although monitoring was undertaken in 2018/19 the results had not been published.

<b>Policy Indicator</b>	<b>Target</b>	<b>Performance in 2020/21 (at 1 April 2021)</b>	<b>Comparison with 2019/20</b>
		to be suspended as growth has not been a factor in the deterioration of this waterbody but rather is due to the reduction in coarse fish for various other reasons.	
Nitrate Neutrality	To protect the integrity of designated and proposed European designated sites.	<p>35 planning applications (providing up to 295 dwellings and 1 unit of tourist accommodation) have had their planning decision delayed to ensure that there is no significant impact on European protected sites in the Solent.</p> <p>However, in light of progress being made on addressing this issue, 6 planning applications (for up to 46 dwellings) within the affected area were granted or subject to a resolution to grant during the monitoring year.</p>	22 planning applications had their planning decision delayed in 2019/20.
Managing Flood Risk	Development within areas of flood risk from will only be permitted if it is demonstrated to be appropriate in that location.	No planning applications were granted permission within flood risk areas contrary to advice from the Environment Agency.	No planning applications were granted contrary to advice from the Environment Agency in 2020.
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.	<p>Four planning applications were approved for commercial renewable energy generation.</p> <p>The council requires new dwellings and non-commercial buildings to meet water efficiency standards set out in Local Plan Policy EM9.</p>	No planning applications were approved for commercial renewable energy generation in 2020.

Policy Indicator	Target	Performance in 2020/21 (at 1 April 2021)	Comparison with 2019/20
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.	The council monitors air quality in the borough annually and published its Air Quality Annual Status Report in June 2020. No Air Quality Management Areas were required in the borough in the monitoring year (these are required where air quality needs to be improved due to national air quality objectives not being met).	No new Air Quality Management Areas were declared in 19/20.
Historic Environment	To ensure development conserves or enhances the quality of the borough's heritage assets in a manner appropriate to their significance.	The Old Basing Conservation Area Appraisal and Management Plan was adopted during the monitoring period (January 2021).  The Laverstoke and Freefolk Conservation Area Appraisal is currently being updated.	The Whitchurch Conservation Area Appraisal and Management Plan SPD was adopted.
<b>Economic Development</b>			
Employment Land	To secure sufficient employment land to meet the borough's need.	11,087 m2 of gross employment floorspace was completed during the monitoring period. Taking into account other losses, the net change in employment floorspace was a loss of 4,879m2.  There is approximately 27ha of available employment land in the borough (within Strategic Employment Areas or with planning permission).	There was a net gain of 1,628 sqm in 2020.  Slight increase in available floorspace - approximately 24ha of floorspace was available in 2020.
Job creation	The Local Plan will aim to support the creation of between 450-700 (net) jobs per annum.	Covid-19 and the associated restrictions and economic ramifications have had a significant short-term impact on employment levels. The result has been that the previous job growth over the plan period was reversed over the monitoring year. However, the significant reduction	Employment levels have been generally increasing in previous years.

Policy Indicator	Target	Performance in 2020/21 (at 1 April 2021)	Comparison with 2019/20
		in unemployment levels in recent months suggests that the local economy is already starting to bounce back strongly.	
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).	A new office was completed within Basing View during the monitoring year, providing 5,854m2 of new office floorspace.  Two planning applications were approved for improvements to existing buildings and supporting existing infrastructure.	Construction of the Village Hotel was completed. Planning applications were approved for new office floorspace and refurbishment of Mountbatten House.
Retail	To support the vitality and viability of centres.	No new retail floorspace was completed during the monitoring period.	2,600 sqm of new retail floorspace was completed in 2019/20 in Winklebury.
Rural Economy	Development proposals for economic uses in the countryside will be permitted where they accord with policy EP4.	44 planning applications were granted that support economic development in the countryside, while a small number of applications were refused.	33 planning applications were permitted in 2019/20.

Policy Indicator	Target	Performance in 2020/21 (at 1 April 2021)	Comparison with 2019/20
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 2019/20.
<b>Infrastructure</b>			
Facilities and services	To protect, provide and improve facilities and services where they are required.	39 planning applications were granted that resulted in new or enhanced community facilities and local services.  Three 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.	23 planning applications were granted for additional community facilities and services in 2020.  Three planning applications were approved for the loss of essential facilities and services. Sufficient evidence was submitted to justify the loss against the criteria of Policy CN7.
Delivery of new infrastructure	To provide and contribute towards the provision of additional services,	New transport, education, community and green infrastructure was delivered across the borough.	New transport, education, community and green



Policy Indicator	Target	Performance in 2020/21 (at 1 April 2021)	Comparison with 2019/20
	facilities and infrastructure.	The second Infrastructure Funding Statement (IFS) was published in December 2021, it provides details of money received and infrastructure provided in association with new development and provided through both the Community Infrastructure Levy (CIL) and Section 106 agreements. Key infrastructure provided includes improvements to Popley and Beggarwood Parks, as well as Winklebury Stadium, Wootton Hill Tennis Club and Cricket Clubs in Oakley and Whitchurch.	infrastructure was delivered in the borough.

## Section 1: Introduction

- 1.1 The Authority Monitoring Report (AMR) covers the period from **1 April 2020 to 31 March 2021**.
- 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 2020, and therefore which have been in force for more than a year. For the seven neighbourhood plans made prior to 1 April 2018 (Oakley and Deane, Overton, Bramley St Mary Bourne, Sherfield on Loddon, Sherborne St John and Whitchurch), this is their third or fourth monitoring report. This is the second time that two of the neighbourhood plans have been monitored (Kingsclere and Old Basing and Lychpit) which were made prior to 1 April 2019. The Wootton St Lawrence with Ramsdell Neighbourhood Plan has been monitored for the first time. In each case, the monitoring indicators and the outcomes of the monitoring have been discussed and agreed with the relevant parish councils, as much as is possible.
- 1.6 This AMR provides data to assess the effectiveness and continuing relevance of these plans and, if necessary, consider the need for 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 set out in the relevant Plans and, in the case of the Local Plan, other council strategies. Where relevant, outcomes have 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. The borough population was estimated to be 167,800 people<sup>2</sup> in 2011, an increase of 15,225 (10%) since the 2001 census. The boroughs population continues to grow and is projected to rise to 180,250 by 2043<sup>3</sup>, an increase of 2.6% from 2018. In 2019, there were 1,950 births<sup>4</sup>. In 2019, 115,560 residents lived within Basingstoke town which was 65.2%<sup>5</sup> of the total population making Basingstoke town the largest settlement in the borough. The second largest settlement in the borough is Tadley on the northern borough boundary. There are also a number of small towns and larger villages including Whitchurch, Oakley, Overton, Bramley, Kingsclere and Old Basing.
- 2.2 The borough covers an area of 245 square miles (over 63,000 hectares). Approximately 65.2%<sup>6</sup> of the borough is covered by agricultural land, with a further 17.8% covered by woodland or forest and 7.1% in other land in non-wooded greenfield use. Much of the western part of the borough falls within the North Wessex Downs Area of Outstanding Natural Beauty.

### Population

- 2.3 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 pensioners. The borough's population profile has aged in recent years and this trend will continue into the future. 17.6%<sup>7</sup> of the population is aged 65 or over (31,320 people). By 2043, this is projected to increase to 24%<sup>8</sup>.

### Dwellings and households

- 2.4 In 2020, it was estimated that there were 77,540 dwellings in the borough<sup>9</sup>. This is expected to increase to nearly 83,990 dwellings by 2027<sup>10</sup>. During the monitoring period the council's Local Plan (2011-2029) set a requirement

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<sup>2</sup> 2011 census

<sup>3</sup> ONS Subnational Population Projections 2018

<sup>4</sup> ONS Birth Characteristics 2019

<sup>5</sup> ONS Mid-Year Population Estimates, 2020 and ONS Small Area Population Estimates, 2019

<sup>6</sup> ONS Built Up Areas, 2011

<sup>7</sup> ONS Mid-Year Population Estimates, 2020

<sup>8</sup> ONS, Subnational Population Projection, 2018

<sup>9</sup> Hampshire County Council, Small Area Population Forecasts, 2020 based.

<sup>10</sup> Hampshire County Council, Small Area Population Forecasts 2020 based.

to deliver 850 net new dwellings per annum to meet the borough's housing needs. Average household size in 2011 was 2.4 people per household, which has declined from 2.45 in 2001 and is projected to continue to fall, reaching 2.3 by 2030<sup>11</sup>. The number of dwellings and households is expected to grow over time.

## Housing affordability prices and rents

- 2.5 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.
- 2.6 The 2020 lower quartile and median house prices were below the south east figures, as Basingstoke had a lower quartile of £250,000 and £320,000 for the median. The ratio of lower quartile house price to lower quartile workplace-based earnings was 9.95 in 2020. This means the average house price was over nine times earnings. The median house price to median workplace-based earnings ratio was 8.76, the third lowest figures across Hampshire districts<sup>12</sup>. This shows that the borough is relatively more affordable than some parts of Hampshire but there remains a mismatch between earnings and house prices. The median and lower quartile house prices have increased in the borough over recent years<sup>13</sup>.
- 2.7 The median monthly private rental value for a two-bedroom property in the borough was £895<sup>14</sup>, the same as for the south east overall. The lower quartile private rental value was £825, £30 more expensive than across the south east which was £795 a month. Furthermore, Basingstoke had an upper quartile value of £950 from April 2020 to March 2021<sup>15</sup>.

## Education and Skills

- 2.8 The borough has 15 infant schools, 14 junior schools, 29 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%).

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<sup>11</sup> ONS Household Projections, 2016-based.

<sup>12</sup> ONS Ratio of house price to workplace-based earnings (lower quartile and median), 2020.

<sup>13</sup> ONS House Prices Statistics for Small Areas, 2020.

<sup>14</sup> ONS Private Rental Market Summary Statistics in England, 2021, 2019.

<sup>15</sup> ONS Private Rental Market Summary Statistics in England, 2021

## Economy

- 2.9 84.5% of the borough's working age population (aged 16-64) is economically active. This remains consistently higher than the South East average (80.8%) and England average (78.4%)<sup>16</sup>.
- 2.10 Unemployment in the borough is low at around 3.9%<sup>17</sup>. This is lower than England (5%)<sup>18</sup>. The unemployment rate has fallen in recent years but due to the economic impacts of the Covid-19 pandemic has risen, and it is likely that this will affect employment at a national scale and in the borough in future years also.

## Health

- 2.11 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%).
- 2.12 More information on the environment, population, health, local communities, education, housing and the economy can be found in the council's Key Facts document which is available to view on the councils website<sup>19</sup>.

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<sup>16</sup> ONS, Annual Population Survey, 2021. Economically active refers to people aged 16-64 who are either in employment or unemployed.

<sup>17</sup> ONS, Annual Population Survey, 2021. Economically active refers to people aged 16-64 who are either in employment or unemployed

<sup>18</sup> ONS, Annual Population Survey, 2021. Economically active refers to people aged 16-64 who are either in employment or unemployed.

<sup>19</sup> <https://www.basingstoke.gov.uk/Basingstoke-and-Deane-key-facts>

## 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 2021
<ul style="list-style-type: none"> <li>Following a review of the adopted Local Plan, the council took the decision to update its Local Plan. A new Local Development Scheme (LDS), which details the timetable for the Local Plan Update, was published in May 2019, with the latest update in June 2021.</li> <li>The council undertook a non-statutory Issues and Options consultation during the monitoring year between September and November 2020.</li> <li>No neighbourhood plans were made (adopted) during the monitoring year, however the Burghclere Neighbourhood Plans examiners report was received which recommended the neighbourhood plan go to referendum.</li> <li>The council adopted one new supplementary planning document relating to the Old Basing Conservation Area.</li> </ul>

### 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 changes to national planning policy, including the introduction of a new standard methodology for local housing need, and also local priorities and circumstances, the council took the decision to update the adopted Local Plan in May 2019.

### Local Development Scheme

- 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 an initial LDS during the

monitoring year in May 2019<sup>20</sup>. It outlined the proposed timetable for updating the adopted Local Plan. Key initial steps in producing a Local Plan Update (LPU) took place during the monitoring year focusing on establishing a robust and suitable evidence base and also holding a call for sites consultation to identify available sites for consideration for future development.

- 3.4 The [LDS timetable](#) was updated in June 2021, with the regulation 18 consultation moving from Winter 2021 to Spring 2022. Whilst the council has continued to actively progress the Plan during the Covid-19 pandemic to ensure timely progress, the crisis has delayed the overall process to some extent and this is reflected in the timetable accordingly. Whilst technical work on the Local Plan has continued, a number of evidence base studies have been subject to some delay, either as a result of the capacity of consultants to meet original timescales in light of the Pandemic, or the suitability of completing studies in a lockdown situation, for example where face to face contact or site visits are required.
- 3.5 An Issues and Options consultation took place between September - November 2020. Alongside the [Issues and Options Consultation](#) a number of supporting documents were made available including a Sustainability Appraisal Scoping Report, Site Assessment Methodology, Promoted Sites Document and a Settlement Study (Part 1). Key service and infrastructure providers also received a questionnaire to gauge views on future service provision in the borough. An overview of the comments received from the consultation has been published on the council's website<sup>21</sup> with the feedback continuing to help shape the progress of the Local Plan Update.

*Table 3.1: Local Plan Update timeframe (Revised June 2021)*

Milestone	Explanation	Expected Date
Issues and Options consultation	The Issues and Options consultation would represent the first public consultation stage in the update process. This is a non-statutory stage of consultation.	Completed-consultation took place between September – November 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 2022
Publication of Submission	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.	Winter 2022

<sup>20</sup> <https://www.basingstoke.gov.uk/LDS>

<sup>21</sup> <https://www.basingstoke.gov.uk/issues-and-options>

Draft Local Plan (Regulation 19)	This stage includes a further six week consultation period. Comments must specifically relate to the legal compliance and soundness of the plan.	
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.	Spring 2023
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.	Summer 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.	Spring 2024

## Neighbourhood development plans

- 3.6 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.
- 3.7 Prior to the monitoring year, ten neighbourhood plans had been made (adopted) across the borough in Oakley and Deane, Overton, Bramley, Sherfield on Loddon, Sherborne St John, Whitchurch, St Mary Bourne, Kingsclere, Old Basing and Wootton St Lawrence. These plans have been monitored in conjunction with the relevant Parish and Town Councils, and the findings are set out in Appendix 5 of this report.
- 3.8 During the monitoring year, the Burghclere Neighbourhood Plan was Examined and found to be in accordance with the basic conditions. Subsequently, the council formally decided that the Plan could proceed to referendum. However, it was not possible to conduct the referendum during the monitoring year owing to the restrictions imposed in response to Covid-19. Subsequently, the referendum took place outside of the monitoring year on 6 May 2021 where it received 366 votes in favour of making the Plan (81.6% of votes). As more than 50% of those voting in the referendum voted 'yes' the neighbourhood plan became part of the statutory development plan for the parish of Burghclere.



- 3.9 The total number of made plans in the borough was ten at 1 April 2021. These plans are being used alongside the Local Plan when determining development proposals in the relevant neighbourhood plan area. While the Burghclere NP did not form part of the development plan during the monitoring year, as per national guidance, it was given significant weight in the decision making process post examination.
- 3.10 As of 1 April 2021, seventeen neighbourhood areas had been designated in the borough. A map showing the progress of neighbourhood plans in different parts of the borough (as of 1 April 2021) 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>
- 3.12 Neighbourhood Plans within the borough continue to be progressed. For example, outside of the monitoring year East Woodhay conducted their Regulation 14 (pre-submission stage) consultation.

## Supplementary Planning Documents (SPDs)

- 3.13 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 had adopted a number of development management SPDs relating to Housing, Parking Standards, Landscape, Biodiversity and Trees, Heritage and Design and Sustainability, along with a number of site-specific development briefs for the Local Plan site allocations at Manydown, East of Basingstoke and Redlands, Upper Cufaudd Farm and Basingstoke Golf Course. To view all published SPDs and planning guidance please visit:  
<https://www.basingstoke.gov.uk/supplementary-planning-documents>.
- 3.14 The suite of SPDs which were due to be produced following the adoption of the Local Plan, as set out in the LDS, is now complete. The SPDs are being actively used to shape development in the borough and are informing relevant planning decisions. However, there continues to be a rolling programme for updating the borough's Conservation Areas Appraisals:

*Table 3.3: Adopted SPDs during the monitoring period*

Name of document	Summary of content	Timeline
<a href="#">Old Basing Conservation Area</a>	Describes the special interest of the Old Basing Conservation	Consultation took place between September –

<a href="#">Appraisal and Management Plan SPD</a>	Area and a Management Plan, which will assist with the positive management of change. It also adds greater detail to the policies in the adopted Local Plan.	October 2020 with adoption in January 2021.
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## Plan, strategies and policy documents

3.15 The council has also developed the following documents related to planning policy over the monitoring year or since:

*Table 3.4 Other planning policy documents*

Name of document	Summary of content	Timeline
<a href="#">Council Plan 2020-2024</a>	This sets out the council's vision for future years, including how it will deliver key priorities and links to other key strategies and plans including Horizon 2050.	Agreed at full council in February 2020 and effective from 1 April 2020.
<a href="#">Brownfield Land Register</a> (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 was updated in 2019 and 2020 and will be reviewed annually with the next update due in December 2021.
<a href="#">Temporary amendments to the Statement of Community Involvement</a>	To provide a number of temporary revisions in light of government guidance to review and update SCIs in light of the Covid-19 pandemic, to prevent social gatherings and the spread of disease.	Four week consultation took place between July-August 2020, with adoption in September 2020.
<a href="#">Climate Change and Air Quality Strategy</a>	To provide guidance on how the council can work towards meeting the targets within its Climate Emergency Declaration.	Consultation undertaken between October – November 2020. Adoption in March 2021.

<a href="#">Vision for land north of the M3 at Junction 7</a>	To guide early discussions, helping set the direction for future planning policy.	Consultation undertaken between November 2020-January 2021.  Approved at Cabinet in March 2021.
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## Climate Emergency Declaration

3.16 At a meeting of full Council on 18 July 2019, Councillors unanimously agreed to support a motion for the council to declare a Climate Emergency. The Climate Emergency declaration includes a number of ambitious targets. In response, the council is assessing the ways in which these targets could be met. Among a number of actions within the Climate Emergency declaration the council pledged to:

- Make Basingstoke and Deane Borough Council operations carbon neutral by Dec 2025 by ensuring that 100% of its heating and electrical needs are met from renewable sources and cease the purchase and/or lease of any vehicle that is not low carbon.
- Work towards making Basingstoke & Deane net zero carbon by 2030, ahead of the current 2050 target, ensuring that reducing carbon emissions is embedded in all relevant council decision making.
- Undertake a Local Plan Update with climate change at its heart and supported by policies that will drive zero carbon and sustainable development.

3.17 The council adopted a new [Climate Change and Air Quality Strategy](#), in March 2021. The strategy includes a series of actions to meet the targets contained within the Climate Declaration.

## Local Plan Update evidence

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

*Table 3.5: Key evidence base studies underway or commissioned as part of the Local Plan update*

Name of Study	Description of expected outcomes
<a href="#">Strategic Housing and Economic Land Availability Assessment</a> (SHELAA)	To review the availability, suitability and achievability of land for housing and economic development. This is produced internally and is updated annually. It provides a list of sites promoted for either housing or economic land uses. It does not allocate any land for those purposes, but provides a list of options for consideration as part of the process of producing the LPU.

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 Sensitivity Assessment	To identify and describe the variation in character of the borough's landscape while the sensitivity study will consider the landscape capacity and sensitivity of the promoted development sites in order to help assess their relative suitability for accommodating development.
<a href="#">Settlement Study</a>	To consider the needs and opportunities for growth in the borough's towns and villages (excluding Basingstoke Town)
Leisure and Recreational Needs Assessment (LRNA)	To consider the existing and future needs of the borough for open space, sport and recreational facilities.
Gypsy and Traveller Needs Assessment (GTAA)	To consider the accommodation needs of gypsies and travellers resorting to the borough.
Strategic Housing Market Assessment (SHMA)	The SHMA assesses the borough's future housing needs, identifying the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period to meet household and population projections.
Transport Assessment	To identify the patterns of movement around the borough by all modes of transport, by both residents and visitors.
Economic Needs Assessment (ENA)	This sets out the borough's employment land needs over the plan period, specifically in relation to office, industrial and logistics floorspace.
Climate Change Study	To consider the amount of energy used in the borough, and what the future impacts of climate change on the borough are likely to be and how these can be mitigated in future.

- 3.19 The council will publish evidence base documents on the council's website<sup>22</sup> as they are completed or when considered suitable to support the development of the LPU. The council also produces 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

- 3.20 During the previous monitoring year (1 April 2019-31 March 2020), the council implemented 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,

<sup>22</sup> Via <https://www.basingstoke.gov.uk/local-plan-update-evidence>

namely Basing View, land at Chineham Business Park and Hampshire International Business Park. The direction was confirmed in March 2019 and came into force on 1st October 2019. For more information on the Article 4 Direction, visit: <https://www.basingstoke.gov.uk/A4D2018>

- 3.21 Subsequent to this monitoring period the government made significant changes to the qualifying criteria for serving Article 4 Directions and also imposed a time limit on existing Article 4 Directions. Consequently, the council has re-served the Article 4 for the business areas for a reduced geographical coverage to encompass just Basing View. Further details are available to view at: <https://www.basingstoke.gov.uk/A4D2021>

## Community Infrastructure Levy (CIL)

- 3.22 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 3.6. Further information about CIL is available on the council's website<sup>23</sup>.

Table 3.6: CIL charging rates

Location / type of residential development	Charge Rate (£ per m <sup>2</sup> )
Zone 1 – Hounsme Fields (Policy SS3.12) & Manydown (Policy SS3.10)	£0
Zone 2 – Basingstoke Golf Course, East of Basingstoke & Upper Cufaudd 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 <sup>24</sup>	£0
All other forms of development (residential and non- residential) <sup>25</sup>	£0

NB – The above rates are as adopted, but increases in build costs in line with BCIS are applied each year.

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

<sup>23</sup> via [www.basingstoke.gov.uk/CIL](http://www.basingstoke.gov.uk/CIL)

<sup>24</sup> 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.

<sup>25</sup> 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.

- 3.25 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 are passed to the corresponding parish or town council every six months.
- 3.26 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 is detailed in the Infrastructure Funding Statement and reflects information contained in this AMR for the financial year to 31 March 2021, as set out below. This also highlights information around infrastructure and funding secured through s.106 legal agreements. CIL is payable within 60 days of the 'commencement' of the development.
- 3.27 Since its introduction in June 2018, a number of planning permissions have been granted which attract a CIL payment with several of these having 'commenced'. During 2020/21 a total of £587,851.88 was received by the Borough Council with £40,377.63 of this passed on to the relevant Town or Parish Council (or ring-fenced where this relates to an un-parished town ward). As further CIL liable developments commence, the total amount of CIL funds will increase year on year.
- 3.28 Table 3.7 outlines further information about monies received. It should be noted that CIL income received to date is relatively modest and therefore no decisions have been taken on how this should be allocated. As the amount available begins to increase, further consideration will be given to how this should be spent. As outlined above, more detailed information regarding CIL and section 106 planning obligations collected during 2020/2021 will be published online within the council's Infrastructure Funding Statement by 31 December 2021.

Table 3.7 CIL monitoring for 2020/21<sup>26</sup>

<b>Schedule 2) paragraph 1 requirements:</b>	<b>Description</b>	<b>Amount collected/project title</b>
a)	<i>the total value of CIL set out in all demand notices issued in the reported year;</i>	£756,891.57
b)	<i>the total amount of CIL receipts for the reported year;</i>	£587,851.88
c)	<i>the total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year but which have not been allocated;</i>	£104,607.35
d)	<i>the total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year and which have been allocated in the reported year;</i>	£0
e)	<i>the total amount of CIL expenditure, for the reported year;</i>	£0
f)	<i>the total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year;</i>	£0
g)	<i>in relation to CIL expenditure for the reported year, summary details of—</i>	-
g) i)	<i>the items of infrastructure on which CIL (including land payments) has been spent, and the amount of CIL spent on each item;</i>	£0
g) ii)	<i>the amount of CIL spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);</i>	£0
g) iii)	<i>the amount of CIL spent on administrative expenses (based on CIL receipts 01/04/20-31/3/21) pursuant to regulation 61, and that amount expressed as a percentage of CIL collected in that year in accordance with that regulation;</i>	£29,392.59 (5%)
h)	<i>in relation to CIL receipts, whenever collected, which were allocated but not spent during the reported year, summary details of the items of</i>	-

<sup>26</sup> [The Community Infrastructure Levy \(Amendment\) \(England\) \(No. 2\) Regulations 2019 \(legislation.gov.uk\)](#)



	<i>infrastructure on which CIL (including land payments) has been allocated, and the amount of CIL allocated to each item;</i>	
<i>i)</i>	<i>the amount of CIL passed to—</i>	<i>-</i>
<i>i)</i>	<i>any parish council under regulation 59A or 59B; and</i>	<i>£40,377.63</i>
<i>ii)</i>	<i>any person under regulation 59(4);</i>	<i>£0</i>
<i>j)</i>	<i>summary details of the receipt and expenditure of CIL to which regulation 59E or 59F applied during the reported year including—</i>	<i>£0</i>
<i>j) i)</i>	<i>the total CIL receipts that regulations 59E and 59F applied to;</i>	<i>£0</i>
<i>j) ii)</i>	<i>the items of infrastructure to which the CIL receipts to which regulations 59E and 59F applied have been allocated or spent, and the amount of expenditure allocated or spent on each item;</i>	<i>£0</i>
<i>k)</i>	<i>summary details of any notices served in accordance with regulation 59E, including—</i>	<i>-</i>
<i>k) i)</i>	<i>the total value of CIL receipts requested from each parish council;</i>	<i>£0</i>
<i>k) ii)</i>	<i>any funds not yet recovered from each parish council at the end of the reported year;</i>	<i>£0</i>
<i>l)</i>	<i>the total amount of—</i>	<i>-</i>
<i>l) i)</i>	<i>CIL receipts for the reported year, retained at the end of the reported year other than those to which regulation 59E or 59F applied;</i>	<i>£ 547,474.24</i>
<i>l) ii)</i>	<i>CIL receipts from previous years retained at the end of the reported year other than those to which regulation 59E or 59F applied;</i>	<i>£99,376.99</i>
<i>l) iii)</i>	<i>CIL receipts for the reported year to which regulation 59E or 59F applied retained at the end of the reported year;</i>	<i>£0</i>
<i>l) iv)</i>	<i>CIL receipts from previous years to which regulation 59E or 59F applied retained at the end of the reported year.</i>	<i>£0</i>

## 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 NPPF<sup>27</sup>. 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 formally consulted the prescribed organisations during consultation periods on emerging planning documents. The council has also consulted relevant bodies informally and proactively in the development of its policies and approaches.

### Summary of key duty to cooperate actions and outcomes

- Engagement with Hampshire County Council (HCC) and Highways England regarding strategic infrastructure provision in the borough, most notably relating to the highway network, implementation of the Transport Strategy and development of a North Hampshire Transport Model.
- Engagement with Hampshire County Council regarding education and other relevant services.
- 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.
- Ongoing engagement with Enterprise M3 Local Economic Partnership and Homes England.
- Engagement with the development industry concerning local deliverability issues and potential future development sites promoted for consideration through the LPU.
- Ongoing discussions with Network Rail to provide updates on local projects and to discuss strategic issues.
- Meetings about the protection of the Thames Basin Heaths Special Protection Area with other affected local authorities and Natural England.
- Attending the Partnership for South Hampshire Water Quality Working Groups which is also attended by the Environment Agency, Natural

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<sup>27</sup> Specifically in paragraphs 24- 27 of the NPPF.

England, Hampshire and the Isle of Wight Wildlife Trust and Local Planning Authorities in Hampshire.

- Engagement with Hampshire Clinical Commissioning Group regarding healthcare capacity and provision.
- Joint working on biodiversity and green infrastructure matters with interested parties including Natural England; the Environment Agency, the North Wessex Downs AONB group, local interest groups and neighbouring authorities (including Test Valley, Winchester, Hampshire CC, Portsmouth and New Forest).
- Engagement with the Health and Safety Executive, West Berkshire Emergency Planners, Hampshire County Council and the Off-Site Emergency Planning Group in relation to the implications of the Atomic Weapons Establishment (AWE) at Aldermaston and Burghfield and regarding future growth at Tadley in light of its proximity to the Atomic Weapons Establishment.
- Formal meetings with neighbouring authorities and those with cross boundary issues including Reading, Wokingham and West Berkshire during Issues and Options consultation to discuss cross boundary issues.
- Meetings with the town and parish and town councils engaged in neighbourhood planning, as part of the Issues and Options consultation, regarding future growth and the role of neighbourhood plans.
- Meeting with the Hampshire and Isle of Wight Police Commissioners regarding the provision of Gypsy and Traveller transit sites in the borough and wider county.

## Section 5: Housing policies

### 5.1 Housing delivery

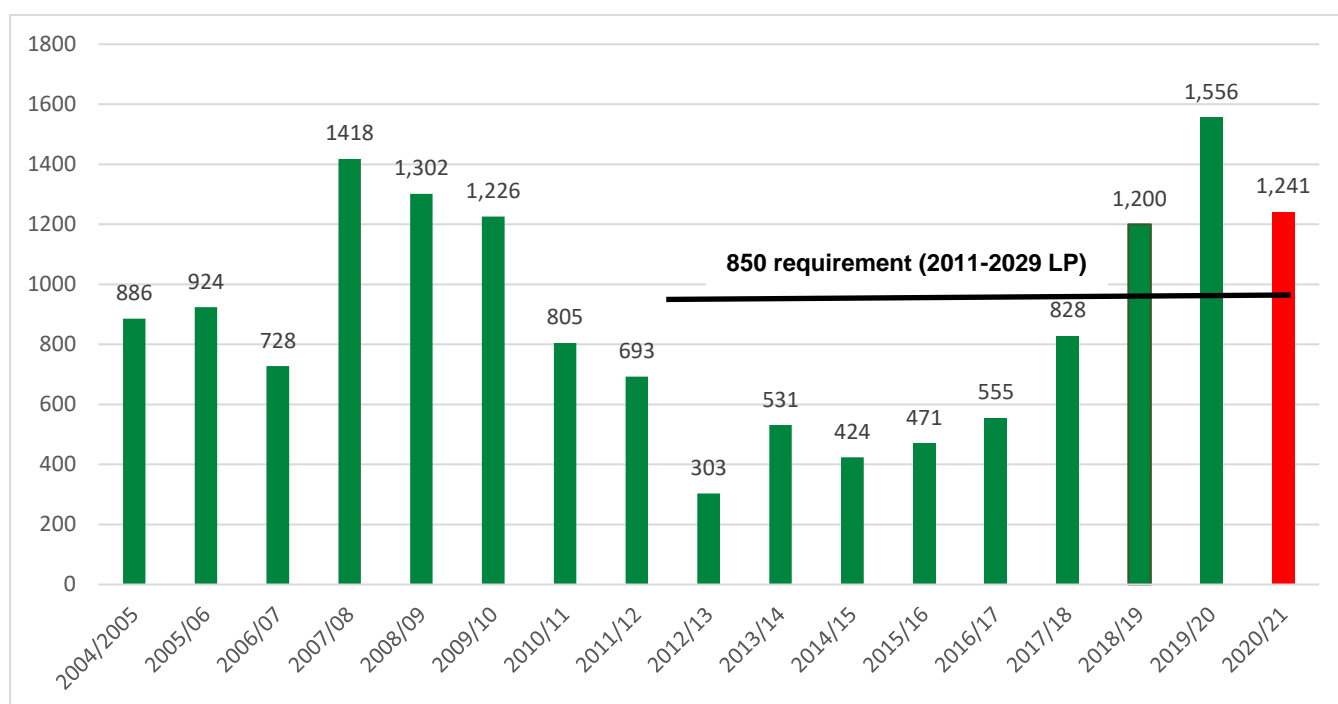
- 5.1 In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, councils are required to report on the housing delivery that has taken place during the past monitoring year. The monitoring of housing delivery in the borough is undertaken in partnership with Hampshire 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"><li>1,241 net additional dwellings (1,259 gross) were completed during the monitoring year. This was 46% more dwellings than the Local Plan target of 850 dpa.</li></ul>

- 5.2 A total of 1,241 net homes were delivered in the borough during the monitoring year (1,259 gross). This figure is lower than the previous monitoring year which represented the highest level of completions in the borough over the last ten years. However, this year's figure significantly exceeds the Local Plan target of 850 dpa for the third consecutive year.

Figure 5.1: Net additional new dwellings between 2004/05 and 2020/21



5.3 High delivery is largely a result of development on a number of the greenfield site allocations in previous and current Local Plans. In terms of the ALP this includes North of Popley Fields, Kennel Farm and Razors Farm. Homes have also been delivered around the borough's other towns and villages which have made neighbourhood plans, including 18 homes on land south of Cranes Road, Sherborne St John; 32 dwellings at Park Farm, Oakley; and 44 dwellings at Land west of Beech Tree Close, Oakley. There have also been a number of windfall sites, including permitted development schemes which are discussed in more detail below.

5.4 88% (1,096 dwellings) of the new homes were delivered on large sites (of 10 dwellings or more). The greatest number of completions were recorded on Land North of Park Prewett, Merton Rise, Chapel Hill and offices at Wella Road.

Table 5.1: The most significant sites for housing delivery in 2020/21 monitoring year

Housing Site	Planning Reference	Site type	Completions
Land North of Park Prewett	13/00579/OUT, 15/00537/RES, 17/03356/RES	Greenfield site	139
Merton Rise	BDB/73174 14/01913/RES, 15/02040/RES, 16/00822/RES	Greenfield Site	93
Land at Chapel Hill	14/00865/OUT, 15/03667/RES	Previously Developed Land	78

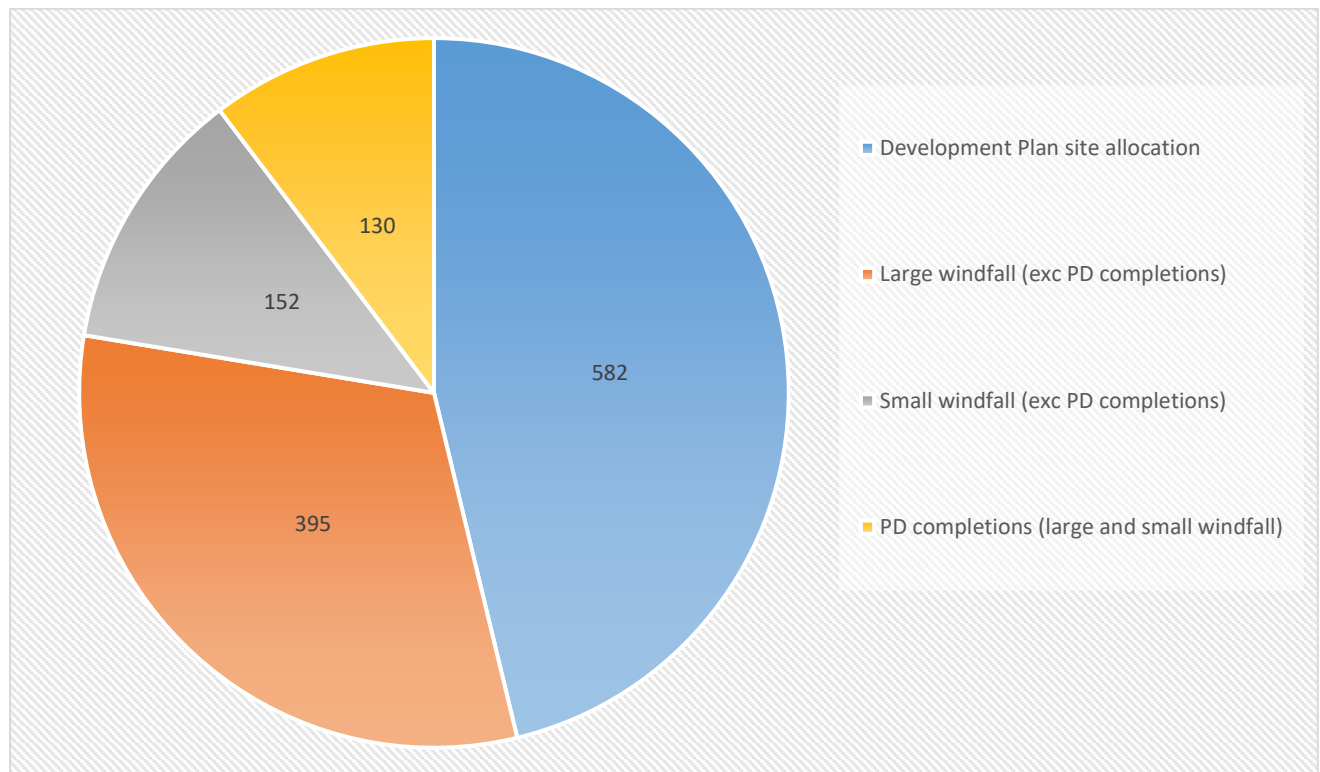
Offices at Wella, Wella Road	19/00161/ROC	Previously Developed Land	70
Razors Farm (Local Plan Policy SS3.3)	BDB/77341, 15/02513/RES, 16/03842/RES, 17/02302/RES	Greenfield Site	74
Land North of Popley Fields/Marnel Park (Local Plan Policy SS3.4)	BDB/75762, 16/01794/RES	Greenfield Site	52
Land South of Manor Farm (Bloswood Lane)	17/00148/OUT, 18/03728/RES	Greenfield site	44
Land West of Beech Tree Close	14/00963/OUT, 17/00798/RES	Greenfield site	44
Kennel Farm (Local Plan Policy SS3.2)	15/00905/RES	Greenfield site	41
The Spinney, land adjoining Park Prewett	17/0283/RES	Greenfield site	40
Global House, Victoria Street	18/02398/GPDOFF	Conversion	40
Minchens Lane, Bramley	14/01705/OUT, 16/03524/RES, 17/02482/RES	Greenfield site	37
Copenhagen Court, 32 New Steet	17/00135/GPDOFF	Conversion	38

#### 5.5 Of the 1,259 gross completions:

- 46% of dwellings (**582 dwellings**) were on site allocations identified in the development plan (Local Plan and made Neighbourhood Plans).
- 32% of dwellings (**395 dwellings**) were on large windfall sites excluding permitted development (10 or more dwellings).
- 12% of dwellings (**152 dwellings**) were on small windfall sites excluding permitted development (less than 10 dwellings) including garden land; and

- 10% of dwellings **(130 dwellings)** were from office to residential permitted development schemes<sup>28</sup>.

*Figure 5.2: Breakdown of gross dwellings delivered in the 2020/21 monitoring year.*



- 5.6 As set out above, office to residential conversions under permitted development rights also contributed a notable number of new homes. 130 gross and (129 net) completions were from permitted development rights (10% of net completions) over the monitoring year, including 38 units at Copenhagen Court (17/00135/GDPOFF) and 40 dwellings at Global House, Victoria Street (18/02398/GDPOFF). A number of small permitted development schemes which provided 1 or 2 units were also completed during the monitoring year. As shown in Table 5.2, these have meant that prior approvals have made a positive contribution to housing delivery in this monitoring year, albeit at a lower level than last year (343 completions).
- 5.7 The contribution from prior approvals is expected to remain consistent for next year as 133 units for permitted development conversions were recorded as being under construction at 31 March 2021. The council's Article 4 Direction came into force on 1 October 2019 which removes the permitted development rights for office to residential conversion in three of the borough's Strategic Employment Areas (Basing View, Chineham Business

<sup>28</sup> PD conversions would also fall within the classification of windfall development, however have been separated in the breakdown for clarity.

Park and Hampshire International Business Park). The Article 4 Direction gives the LPA greater control over such conversions in these areas.

- 5.8 Changes to planning legislation mean that the current Article 4 Direction will no longer prevent offices and light industrial premises being converted, although the restrictions on storage and distribution uses would still remain (as these are covered by another part of legislation). The Article 4 Direction on offices will cease to have effect after 31 July 2022. The council has reserved the Article 4 Direction, but with a more limited geographical scope, encompassing only Basing View. This more restricted approach is a necessary response to the changes the government have made to the NPPF in order to restrict the potential to serve Article 4 Directions.

*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%
2018/19	4	33	3%
2019/20	2	343	22%
2020/21	9	129	10%
<b>Total</b>	<b>34</b>	<b>837</b>	<b>12%</b>

## Five year housing land supply position

<b>Target</b>
To maintain a five-year supply of housing on deliverable sites
<b>Relevant policies</b>
Local Plan Policy SS4 (Ensuring a supply of deliverable sites)
<b>Outcome and key findings</b>
<ul style="list-style-type: none"> <li>A housing land supply of 4.5 years can be demonstrated, applying a 5% buffer. The council is therefore unable to demonstrate 5 years of deliverable sites.</li> </ul>



- 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 council's evidence for housing land supply calculations is gathered on a site by site basis and is informed by consultation with individual landowners, housebuilders and agents on an at least an annual basis. This allows the council to use relevant data for the site in question including sales, marketing and phasing information and to identify any specific considerations applicable to individual sites rather than applying an average taken from a national dataset. The council only includes sites that are deliverable at the base date (1 April 2021) and not new sites which are consented after the base date. The Council does gather monitoring information after the base date as part of preparing the AMR, consistent with relevant appeal decisions. The information provided the consultation is critically reviewed by officers to ensure that a robust position is given in the land supply schedules. Lead-in times and build out rates used are also externally validated and agreed with Hampshire County Council (HCC) every year.

#### Position at 1 April 2021

- 5.12 The following paragraphs outline the land supply position at 1 April 2021. At that time, the annual local housing requirement of 850 dwellings equated to a five year housing requirement of 4,250 units. To date, within the Local Plan period (2011-2029) a net total of 7,802 homes have been completed over ten years, including 1,241 in 2020/21 (see Figure 5.1). Over the plan period to date this amounts to a shortfall of 698 homes. The council applied 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 meant that the shortfall was 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 436 dwellings (698/8x5) leads to a five year housing requirement of 4,686 dwellings.
- 5.13 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). 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. For the 2020 HDT (published in January 2021), Basingstoke and Deane met the rolling three-year housing target with completions of 3,588 units compared to a requirement of 2,381 – 151%. As a consequence, there are no government penalties that impact upon the land supply position and the borough should apply a 5% buffer to land supply calculations.

- 5.14 Appendix 3 sets out a site by site breakdown of the land supply position. It outlines that at the base date of 1 April 2021, the council can identify a supply of sites which can be developed within the next 5 years to deliver 4,234 dwellings. The largest part of the supply (79% or 3,329 dwellings) comprises sites with planning permission, with the next largest part (19% or 805 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 5% buffer, the 5 year HLS at 1 April 2021 was 4.3 years.

*Table 5.3 Housing land supply calculation, applying a 5% buffer.*

Total Requirement (2011 to 2029)	15,300
Completions (2011/12 – 2020/21)	7,802
Shortfall (2011/12-202/21)	698 [8,500 (850x10) – 7,802]
Requirement (2021/22 – 2025/26)	4,250 [850x5]
Requirement plus proportionate amount of shortfall (695/8x5) – Liverpool method	4,686 [4,250+436]
Requirement Plus 5%	4,920 [4,686 + 234]
Revised Annual Requirement (2021/22 – 2025/6)	984 [4,920 ÷ 5]
Total 5 year Supply	4,234
Years of Supply	4.3 Years [4,234 ÷ 984]

#### Position Post May 2021

- 5.15 Since April 1 2021, the approach to land supply in the borough has changed. In addition to the requirement for councils to identify annually the supply of specific deliverable sites against their housing requirement set out in adopted strategic policies, the National Planning Policy Framework (NPPF) states that where the strategic policies of Local Plans are more than five years old the supply of specific deliverable sites should be identified against local housing need (paragraph 73). Footnote 37 makes it clear that this is unless these strategic policies have been reviewed and found not to require updating. Planning Policy Guidance advises that in other circumstances i.e. where the plan is older than 5 years or has been assessed and requires

review, *‘the 5-year housing land supply will be measured against the area’s local housing need calculated using the standard method’.*

- 5.16 The borough’s adopted Local Plan reached its fifth anniversary in May 2021 and therefore calculations of land supply must now be measured against the local housing need using the Standard Method (SM). This has been confirmed through housing land supply appeals that have taken place since 1 April. Under the SM, the requirement uses the 2014-based household projections. For the base date of 2021, 77,793 household were projected for the borough and for 2031, 84,556 household were projected. As such, over the ten-year period, a basic requirement of 6,763 new homes is required, equating to 676 new homes per annum. The latest affordability ratio for BDBC is 8.76 and this results in a requirement uplift of 1.2975 to the base household projections. Therefore, using the standard method and at the time of publication, the requirement for the borough is 877 new homes per annum.
- 5.17 A SM annual local housing requirement of 877 dwellings equates to a five-year housing requirement of 4,385 units. Any shortfall in past delivery is removed once the SM is used as the calculations take account of relevant delivery in future projections. As outlined above, in light of the Housing Delivery Test results a 5% buffer should be applied to the calculations. Adding a 5% buffer to the supply position increases the requirement by 219 units to 4,604.
- 5.18 As set out above, Appendix 3 identifies a supply of deliverable sites amounting to 4,121 dwellings. Using a 5% buffer, the current 5-year HLS is 4.5 years. The table below shows the relevant calculations. The council cannot, therefore, demonstrate a five-year supply of deliverable sites and the presumption in favour of sustainable development applies.

*Table 5.4: Housing land supply calculation*

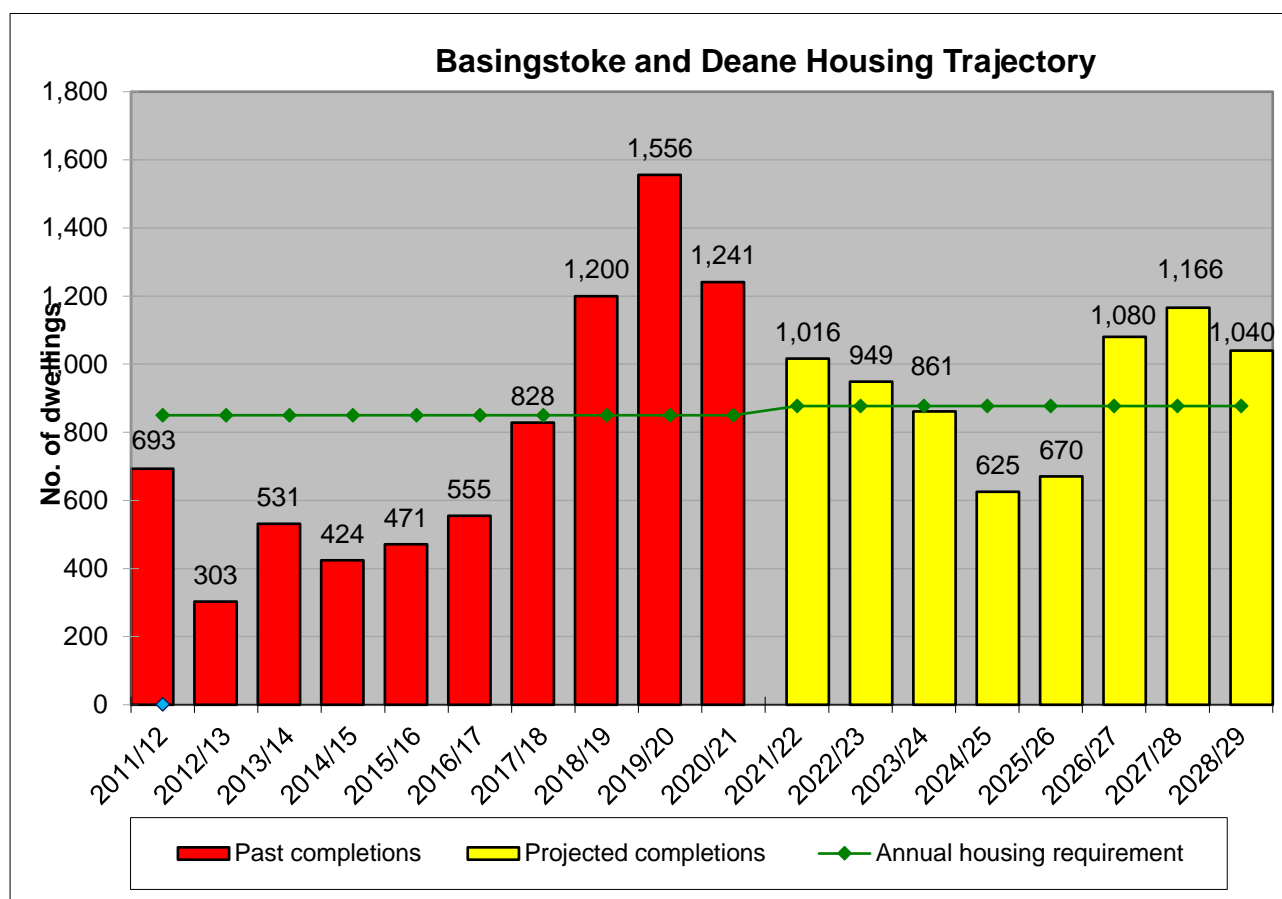
5 Year Requirement (877 x 5)	4,385
5% Buffer	219 (4,385x5%)
Total Requirement	4,604 (4,385 +219)
Revised annual Requirement	921 dpa (4,604 /5)
Total 5 year supply	4,121
Shortfall	483 (4,604-4,121)
Years of Supply	4.5 years (4,121 /921)

- 5.19 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 and Issues and Options consultation took place in later 2020. Regulation 18 consultation is due to take place in Spring 2022.

## Trajectory

5.20 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 2020, but applying the 877 current requirement. It shows how the level of delivery affects the borough's housing target year on year. The trajectory shows a continuation of high completion rates in the short term, followed by a drop in years 2024/5 and 2025/26 before a significant increase. The council will 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 The HDT, which was introduced through the NPPF in July 2018, requires councils to prepare a Housing Delivery Test Action Plan (HDTAP) where the Test requirements are not met. In light of the 2018 results, the council published a HDTAP in July 2019<sup>29</sup>. 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. Key actions included 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 pro-active and focused approach in the development management process, building on current successes.
- 5.16 In light of the 2020 HDT results there is not a requirement for the council to publish a HDTAP. However, in light of the continuing land supply position and also to continue best practice the council will continue to review and update the Action Plan when suitable.

## Planning consents

- 5.17 Within the monitoring year, planning permission was granted for 1,517 net new dwellings (1,534 gross). This includes full, outline and permission in principle planning consents, but does not include reserved matters or technical details consent to avoid double counting. The most notable consents are listed in the table 5.5, below.

*Table 5.5: Largest residential planning applications granted in 2020/21*

Housing Site	Planning application ref	Site type	Gross dwellings
Basingstoke Golf Course	19/00971/OUT	Greenfield	1000
Ashwood Park	20/01926/GDOFF	Conversion	133
Normandy House	20/02039/GPDOFF	Conversion	114
The Island Site	19/01384/FUL	Greenfield	45

- 5.18 As shown in table 5.6, the number of units with a current planning permission remains high at over 4,361 dwellings at 31 March 2021. Whilst this represents a drop from recent years, the continuing high level of permissions 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.

<sup>29</sup> <https://www.basingstoke.gov.uk/HDTAP>

- 5.19 The figure for extant consents includes sites with outline permission, permission in principle and prior approval (permitted development) as well as those with reserve/full permission. A significant number of these new homes (approximately 900) are under construction whilst figures also include sites that are currently being built out in phases. However, some sites in the borough which benefit from planning permission but have not yet started on site. While national government is focusing on local authorities to get on and deliver homes, developers and landowners clearly have a central role to play and the council is keen to ensure that developers progress sites in line with expectations. This will help to ensure that a five year housing land supply is restored in the borough.

*Table 5.6: Number of units with planning permission*

<b>Date (1 April)</b>	<b>Number of units with planning permission</b>
2014	2,530
2015	4,668
2016	4,896
2017	5,525
2018	5,680
2019	5,476
2020	4,462
2021	4,361

## **Delivery of Local Plan allocations**

- 5.20 ALP 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 supporting the delivery of the Local Plan sites to bring them forward as quickly as possible. The table below provides a high-level summary of progress on these sites as of 31 March 2021, with a brief overview of the status at 1 September 2021. More detailed information about the progress of sites is provided in the Land Supply Schedule (Appendix 3).

*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 2020/21	Total units delivered by 31/3/2021	Comment on progress at 31 March 2021	Comment on progress at 1 September 2021
SS3.1	Swing Swang Lane (Approx 100 homes)	17/02846/OUT  Reserved matters: 20/03587/RES	0	0	Outline planning application granted for up to 100 dwellings in March 2019.	The reserved matters application for the site has been submitted (20/03587/RES) and is awaiting determination.  An application for alternative off-site highway improvement works (21/01904/FUL) also awaiting determination.
SS3.2	Kennel Farm (Approx 310 homes)	BDB/77382  Reserved matters: 15/00905/RES (310 dwellings)	41	283	The site was under construction and delivering new homes.	The site remains under construction.
SS3.3	Razor's Farm	BDB/77341	74	376	The site was under construction and delivering new homes.	The site remains under construction.

Policy	Site Name (and size of allocation)	Planning application reference	Units delivered in 2020/21	Total units delivered by 31/3/2021	Comment on progress at 31 March 2021	Comment on progress at 1 September 2021
	(Approx 420 homes)	Reserved Matters: 15/02513/RES (137 dwellings)  16/03842/RES (157 dwellings)  16/04520/FUL1 7/02302/RES (131 dwellings)  17/04266/FUL				
SS3.4	North of Popley Fields, Basingstoke (Approx 450 homes)	BDB/75761 and BDB/75762  Reserved matters: 16/01794/RES (250 dwellings)	55	368	The site was under construction and delivering new homes.	The site remains under construction
SS3.5	Overton Hill (Approx 120 homes)	13/00197/OUT  Reserved matters: 16/00626/RES (120 dwellings)	0	120	The site was completed in 2020.	The site has been completed and all units have been delivered.



Policy	Site Name (and size of allocation)	Planning application reference	Units delivered in 2020/21	Total units delivered by 31/3/2021	Comment on progress at 31 March 2021	Comment on progress at 1 September 2021
SS3.6	South of Bloswood Lane (Approx 150 homes)	First phase: BDB/77828 (83 dwellings)  Outline for second phase: 17/00148/OUT (90 dwellings)  Reserved matters:18/0372 8/RES (90 dwellings)	44	127	The site was under construction and delivering new homes.	The site remains under construction
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) and approved in August 2020.	The site is under construction.

Policy	Site Name (and size of allocation)	Planning application reference	Units delivered in 2020/21	Total units delivered by 31/3/2021	Comment on progress at 31 March 2021	Comment on progress at 1 September 2021
					Further application submitted for an additional 57 dwellings (21/00808/OUT).	
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) - resolution to grant consent in August 2019.  Site specific SPD adopted in March 2019.	Planning application granted permission for up to 350 dwellings granted permission (19/00018/OUT) in April 2021.
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 are being progressed to inform a future 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).  A further planning application (19/02649/FUL) was approved in December 2019 for advanced planting and the reinforcement of existing habitat.  The outline planning application for the development of up to 3,520 homes received	

Policy	Site Name (and size of allocation)	Planning application reference	Units delivered in 2020/21	Total units delivered by 31/3/2021	Comment on progress at 31 March 2021	Comment on progress at 1 September 2021
					a resolution to grant consent at Development Control Committee on 8 July 2020.	
SS3.11	Basingstoke Golf Course (Approx 1,000 homes)	19/00971/OUT  Reserved matters:  21/01323/RES	0	0	<p>Outline planning application for a residential-led development of up to 1,100 homes submitted (19/00971/OUT). Later Amended to 1,000 units.</p> <p>Basingstoke Golf Course SPD adopted in October 2019.</p> <p>Application (19/02700/FUL) for an access and ancillary infrastructure works (through the creation of a fourth arm to the consented roundabout from application 15/04503/OUT) was granted permission in December 2019.</p> <p>Resolution to grant consent received at Development Control Committee on 22 July 2020 and permission was granted in March 2021.</p>	Reserved matters application submitted in April 2021 and is currently awaiting determination (21/01323/RES).
SS3.12	Hounsme Fields (Approx 750 homes)	Outline application for 750 units (15/04503/OUT) was permitted in	0	0	Reserved matters for the construction access permitted in May 2019 (18/02443/FUL)	Site is currently under construction, with over 100

Policy	Site Name (and size of allocation)	Planning application reference	Units delivered in 2020/21	Total units delivered by 31/3/2021	Comment on progress at 31 March 2021	Comment on progress at 1 September 2021
		<p>September 2017.</p> <p>Reserved matters: 18/02513/RES 19/03286/RES</p>			<p>Reserved matters application for gypsy and traveller pitches (18/00873/FUL, withdrawn in October 2019)</p> <p>Reserved matters application for Phase 1 for 94 dwellings (18/02513/RES) gained planning permission in December 2019</p> <p>Reserved matters application for Phase 2 for 152 dwellings (19/03286/RES) gained permission in December 2020.</p> <p>Site works started in summer 2020, in preparation for the delivery of the required roundabout which will take approximately 9 months to complete.</p> <p>Construction has commenced on a number of dwellings.</p>	<p>dwellings commenced.</p>

## Homes built on previously developed land

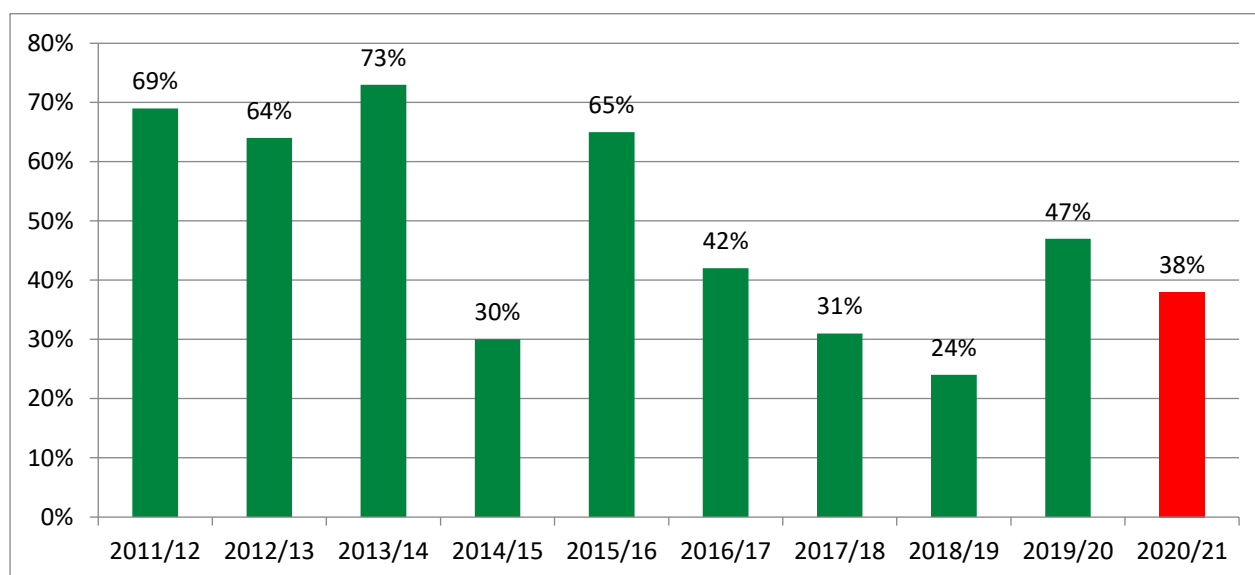
<b>Target</b>
To make effective use of land by reusing land that has been previously developed
<b>Relevant policies</b>
Local Plan Policy SS1 (Scale and Distribution of New Housing).
<b>Outcome and key findings</b>
38% of gross new homes were built on previously developed land.

- 5.21 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 set out 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](#)<sup>30</sup> that the council published in January 2019.
- 5.22 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](#)<sup>31</sup>, which is updated regularly. The [Strategic Housing and Economic Land Availability Assessment](#) (SHELAA) also identifies potential development sites which are located on previously developed land.
- 5.23 Of the 1,259 (gross) new homes delivered in 2020/21, 473 (gross) new dwellings (38%) were built on previously developed land. A large proportion of these homes were provided at Offices at Wella Road (70 units, 15/03170/FUL), Chapel Hill (78 units, references 15/03667/RES, 17/02279/FUL) and Global House (40 units, 18/03298/GPDOFF).

<sup>30</sup> <https://www.basingstoke.gov.uk/planningpolicyguidance>

<sup>31</sup> <https://www.basingstoke.gov.uk/brownfield-register>

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



5.24 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.

5.25 The council published its fourth Brownfield Land Register in December 2020 which identified 59 sites covering an area of 61.06 hectares and the potential to deliver 2,919 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"> <li>• Large windfall sites continue to come forward and to contribute housing supply over and above that planned for by the Local Plan.</li> <li>• 145 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 61 dwellings per annum have been delivered on such sites, which is above the Local Plan's allowance of 50 dwellings per annum.</li> <li>• When dwellings on garden land are included, 119 net new dwellings were completed on small scale windfall sites over the monitoring year. Since 2011, average completions on small sites (including garden land) is 80 dwellings per annum.</li> </ul>

- 5.26 Windfall sites are those that come forward for development that have not been specifically identified as available or allocated through the Local Plan or Neighbourhood Plan process. Windfall sites can be classified as both small sites (fewer than 10 dwellings) or large sites (10 or more dwellings).
- 5.27 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.
- 5.28 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

- 5.29 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

- 5.30 During the monitoring year, 515 (gross and net) new dwellings (41% of all net new dwellings) were completed on large windfall sites in the borough, contributing to a total of 2,891 homes over the plan period to date. This figure is lower than last years' windfall completions. The majority of windfall completions in the monitoring year were at Land at Chapel Hill for 78 dwellings (15/03667/RES), Offices at Wella for 70 dwellings (19/00161/ROC) and Land at Minchens Lane (17/02482/RES).
- 5.31 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, as it is considered that the SHELAA provides a more evidenced based and hence more robust approach for anticipating delivery from un-planned sites.

Table 5.8: Housing delivery from large windfall sites (sites of 10 or more units)<sup>32</sup>

Year	2011 -12	2012 -13	2013 -14	2014 -15	2015 -16	2016-17	2017-18	2018-19	2019-20	2020-21	Annual average (Plan Period)
Net completions from large windfall sites	78	14	174	84	260	267	311	393	777	515	287
Total net completions	693	303	531	424	471	555	828	1200	1556	1241	780
Large site windfall as % of total completions	11%	5%	33%	20%	55%	48%	38%	33%	50%	41%	33%

## Large site windfall consents

- 5.32 In 2020/21, 311 dwellings were granted planning permission on large windfall sites, the most notable is the prior approval permission for 133 dwellings at Ashwood Park, Ashwood Way (20/01926/GPDOFF).

<sup>32</sup> 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.



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	2019-20	2020-21	Annual average (Plan Period)
Net new dwellings approved on large windfall sites	191	30	216	1210	559	685	594	396	423	311	462
Net new dwellings approved on all large sites	1090	30	1102	2550	643	755	1556	714	698	1619	1076
Large site windfall as % of total large site consents	18%	100 %	20%	47%	87%	91%	38%	55%	61%	19%	54%

## Windfall from small sites

- 5.33 The Local Plan makes an allowance for 50 units a year to come forward on small-scale windfall sites (ten units or fewer). In 2020/21, 199 net new homes were consented on small windfall sites, and 145 net new homes were completed.
- 5.34 The NPPF 2012 clearly stated that windfall allowances should not include residential gardens<sup>33</sup>. However, the revised NPPF (para 71) is not explicit in this regard and (in the context of explaining how the windfall allowance should be calculated), it states that 'Plans should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area'. There is therefore no longer a clear presumption in national policy against the development of garden land or removing it from windfall calculations.
- 5.35 The table below shows that since 2011 (the beginning of the Plan period), the average number of homes permitted on small windfall sites is 167. The average number of homes delivered on small sites is 80 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 61 dwellings per annum.

<sup>33</sup> NPPF (2012) para 48.

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	2019-20	2020-21	Annual average (over plan period)
Net new dwellings approved on small windfall sites	74	98	103	122	197	235	232	215	195	199	167

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	2019-20	2020-21	Annual average (over plan period)
Net completions from small windfall sites	43	61	54	55	73	91	63	130	87	145	80
Net completions from small sites on garden land	19	15	9	13	10	20	18	30	28	26	19
No of completions with garden land excluded	24	46	45	42	63	71	45	100	59	119	61

## 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"> <li>The council is continuing to work proactively with partners to identify regeneration opportunities, including in Winklebury, Buckskin, South Ham and Norden.</li> </ul>

- 5.36 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.
- 5.37 Notable regeneration schemes have been completed in the borough since the adoption of the Local Plan. This includes the Freemantle and Taverner scheme in the Norden Ward in 2016/17 and Chapel Gate in the Norden Ward completed in 2021. The latter scheme was undertaken by Vivid Homes and delivered over 500 homes (including 40% affordable) on a brownfield site with 96 of the units provided through the renovation of unused commercial space.
- 5.38 In November 2016, the council adopted a Community Investment Framework<sup>34</sup> 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.
- 5.39 Vivid is working on regeneration opportunities within the Winklebury ward with partners including Basingstoke & Deane Borough Council, Hampshire County Council, the Hampshire, Southampton and Isle of Wight Clinical Commissioning Group and Historic England. This includes the redevelopment of Fort Hill School following its closure in 2018 and the former Play Centre. A planning application for 201 homes (a net increase of 124) is due to be submitted in early 2022. The scheme also includes a new Primary Care centre, retail, play equipment and improved access to the historic Fort.

<sup>34</sup> BDBC Community Investment Framework: <https://www.basingstoke.gov.uk/community-investment-framework>

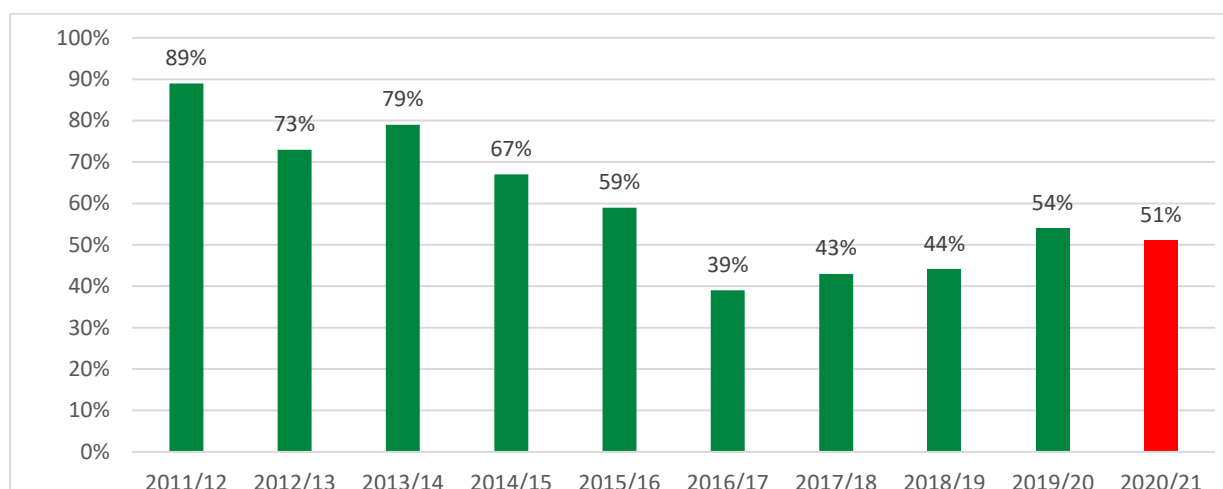
- 5.40 A Community Assets and Needs Framework has also been commissioned in order for the council to better understand place-based communities. The approach, working with Locality will be to develop an overview for each ward that pulls together all relevant information into one place, including strengths and opportunities.
- 5.41 In terms of other regeneration schemes, the council is working with Registered Providers (RPs) to provide housing in the priority regeneration areas, as identified in Local Plan Policy SS2, and also within other communities as suitable.

## 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"> <li>637 gross dwellings (51%) were built at a density exceeding 30 dwellings per hectare (dph). Density of development responded to local context.</li> </ul>

- 5.42 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, Local Plan Policy EM10 (Delivering High Quality Development) still requires development to promote the efficient use of land and achieve appropriate housing densities which respond to the local context.
- 5.43 In 2020/21, 51% of new homes (637 gross dwellings) were built at a density exceeding 30 dwellings per hectare. The figure is slightly lower than the previous monitoring year which was 54%, but considerably lower than the start of the plan period when a number of high density schemes were being built out, including regeneration schemes at John Hunt of Everest and Maldiva/Faroe Close which were granted planning permission in 2008 and 2009 respectively.
- 5.44 This year's figure is reflective of the number of completions on urban brownfield land in Basingstoke Town such as Chapel Hill where the density is 55 dph. The density percentage also reflects the number of units provided via permitted development rights, including the brownfield site at Global House for 40 dwellings, within Basingstoke Town Centre, which has the highest density at 333 dph.

*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 new housing 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"> <li>• 114 net new dwellings were completed outside settlement policy boundaries.</li> <li>• 171 net new dwellings were permitted outside settlement policy boundaries across the monitoring year.</li> <li>• 22 appeals were determined for new dwellings in the countryside of which 9 were allowed. Most notably, a proposal for 35 dwellings was dismissed on land at Harts Lane, Burghclere, with the then emerging Neighbourhood Plan a key consideration.</li> </ul>

- 5.45 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).

- 5.46 Policy SS6 allows a limited number of exceptions to be made to the general policy restraint concerning housing in the countryside. These include where they meet one of the following criteria, namely they:
- a. Are on previously developed land (PDL).
  - b. Form a rural exception site for affordable housing.
  - c. Are for the re-use of a redundant or disused building.
  - d. Are for a replacement dwelling.
  - e. Meet a locally agreed need.
  - f. Are linked to an existing rural business.
  - g. Are allocated in a made neighbourhood plan.
- 5.47 Although the Local Plan remains the starting point for determining planning applications, it is recognised that throughout the monitoring period the council was not able to demonstrate a five year supply of deliverable housing sites. In such circumstances, the NPPF states that the housing supply policies in the development plan should be considered out-of-date (including Policy SS6), and that planning permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole, or where the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed.

## Completions

- 5.48 Of the 1,241 net completions in 2020/21, 114 net dwellings (9%) were delivered outside Settlement Policy Boundaries (SPB). Approximately half of these homes were on small sites whilst there were also completions on two larger sites at Minchens Lane, Bramley (37) and Land at the Street, Bramley (26).

## Consents

- 5.49 In 2020/21, planning permission was granted for 171 net (181 gross) new dwellings in the countryside (excluding reserved matters applications). This only included one major site - 45 retirement living apartments at The Island Site, Beggarwood (19/01384/FUL). The Island site was an undeveloped piece of land on the edge of Basingstoke, rather than open countryside. The overall total was less than in previous monitoring years (with the exception of last year), principally reflecting the fact that fewer large-scale developments were permitted in the rural area.

Table 5.12: Number of new dwellings approved in the countryside<sup>35</sup>

	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	No of dwellings approved in the countryside 2019/20	No of dwellings approved in the countryside 2020/21
<b>Gross</b>	297	232	190	150	181
<b>Net</b>	277	209	178	138	171

5.50 Other new homes were permitted as part of smaller applications including proposals for redevelopment on previously developed land and replacement dwellings. A total of 15 dwellings were granted permission for conversion from other uses under prior approval including 14 from former agricultural buildings.

5.51 There were 22 appeals relating to new dwellings in the countryside determined by the Planning Inspectorate over the course of the monitoring year. 14 of these were dismissed. Most notably, an appeal was dismissed for 35 dwellings at Harts Lane in Burghclere (19/02215/OUT). In this instance, the Inspector engaged the NPPF's 'tilted balance' (on account of the council's lack of a five year housing land supply) but dismissed the appeal on the grounds of the impact upon landscape character and visual harm, and due to the fact that the proposal would undermine the emerging Burghclere Neighbourhood Plan.

Table 5.13: Appeal decisions received for new homes in the countryside (2020/21)

BDBC reference)	Site name	Proposal	Appeal decision
18/03128/FUL	West View Farm, Baughurst	1 dwelling	Dismissed
19/01759/FUL	Sherdon House, Sherfield on Loddon	3 dwellings	Allowed
19/02469/PIP	Bramley Rd, Little London	2 dwellings	Dismissed
19/02660/PIP	Hollington Lane, Woolton Hill	4 dwellings	Allowed
19/02215/OUT	Harts Lane, Burghclere	35 dwellings	Dismissed
19/02717/PIP	Ramsdell Road, Monk Sherborne	4 dwellings	Dismissed
19/02672/FUL	Breezehurst, Gore End	1 dwelling	Dismissed

<sup>35</sup> Excluding reserved matters planning applications.

19/02303/GPDAD W	Little Acre, Cliddesden	2 dwellings	Dismissed
18/0778/OUT	Carlton, Burghclere	2 dwellings	Allowed
19/02173/OUT	Heathwood, Newtown	1 dwelling	Dismissed
19/02330/FUL	New Road, Little London	1 dwelling	Dismissed
19/03307/PIP	Broadacres, Headley	1 dwelling	Allowed
19/03221/PIP	Frog Lane, Little London	3 dwellings	Dismissed
20/00319/FUL	Silchester Road, Bramley	12 dwellings	Allowed
20/00191/PIP	Oxleas, Burghclere	1 dwelling	Allowed
20/00750/PIP	Westside Dairy, North Waltham	6 dwellings	Dismissed
20/00749/PIP	Land North of Ramsholt Close, North Waltham	9 dwellings	Dismissed
19/02278/PIP	Land at Berry Court Farm	4 dwellings	Allowed
19/01724/FUL	Bramley Road, Silchester	1 dwelling	Dismissed
20/00985/FUL	Benmore, Little London	1 dwelling	Dismissed
20/01299/PIP	Land at Monk Sherborne Road, Charter Alley	9 dwellings	Allowed
20/00578/FUL	West View Farm, Baughurst	1 dwelling	Allowed

## New homes around nuclear installations

<b>Target</b>
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.
<b>Relevant policies</b>
Local Plan Policy SS7 (Nuclear Installations – Aldermaston and Burghfield).
<b>Outcome and key findings</b>
<ul style="list-style-type: none"> <li>• 18 net (16 gross) dwellings were built within the off-site emergency planning area.</li> <li>• 13 net and gross new homes were granted consent within the AWE off-site emergency planning area. No applications were approved contrary to the advice of ONR.</li> </ul>



- 5.52 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.
- 5.53 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

- 5.54 18 gross (16 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 Land to East of Pamber Heath Road (17/02723/FUL) where 12 dwellings were completed. On balance it was considered by the council that the community benefits would outweigh possible harm from the increased population. The ONR did not call in the decision to the Secretary of State. The remaining six completions were all for small planning proposals (of one, two or three dwellings) which the ONR determined could be accommodated within the off-site emergency plan.

### Consents

- 5.55 Over the monitoring period, 13 (net and 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 13 gross dwellings approved, the largest consent was for 4 dwellings for older persons living at 41 Land to West of Main Road (19/01637/FUL).

## 5.3 Type of housing delivered

### Market housing mix and type

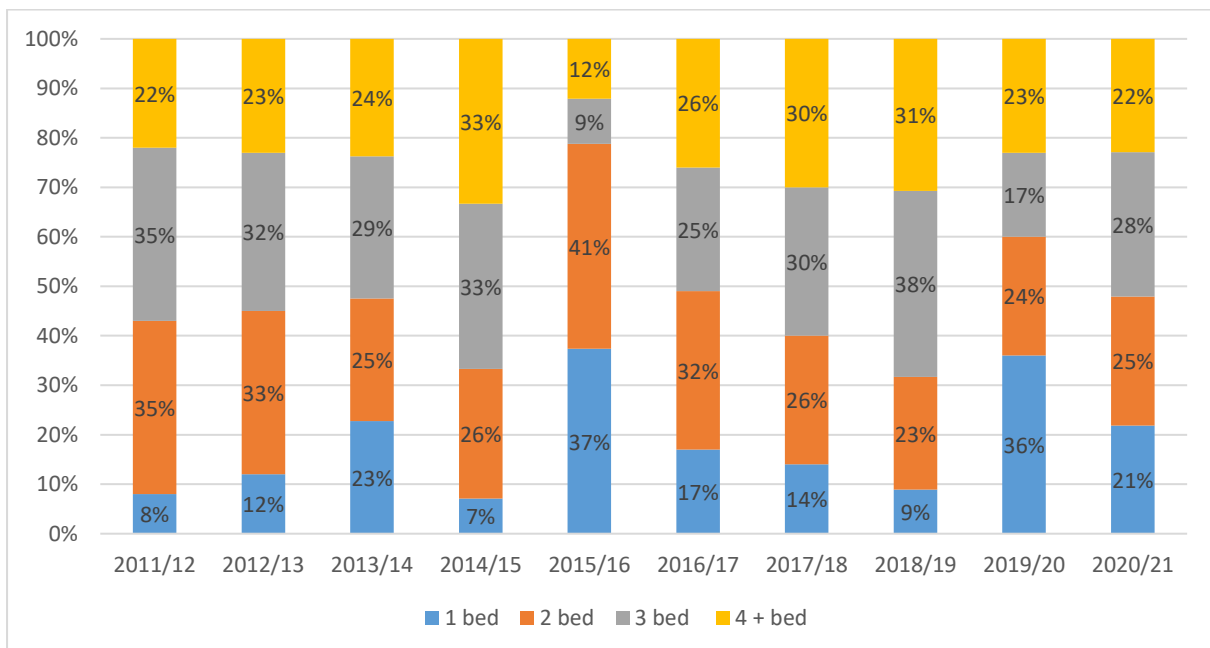
<b>Target</b>
To provide new housing which incorporates a mix of tenure, size, and type to meet the borough's needs and enable accommodation for all.
<b>Relevant policies</b>
CN3 (Housing Mix for Market Housing)
<b>Outcome and key findings</b>
<ul style="list-style-type: none"> <li>• 777 (gross) and 762 (net) market houses and flats were delivered. Of these, development provided a mix of dwelling sizes including a proportion of two and three bedroom dwellings (53%).</li> <li>• 63% of the new market homes completed were houses and 37% were flats.</li> </ul>

- 5.56 The Local Plan 2011-2029 sets the objective of providing 'new housing which incorporates a mix of tenure, size and type to meet the borough's needs and enable accommodation for all...' and Policy CN3 (Housing Mix for Market Housing) requires development to 'include a range of house type and size to address local requirements'.
- 5.57 The council adopted a Housing Supplementary Planning Document (July 2018), which provides additional guidance to support this policy. Appendix 3.1 of this document provides 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. The council have also commissioned a Strategic Housing Market Assessment (SHMA) which will guide the approach to housing mix within the Local Plan Update.
- 5.58 Within the monitoring year, a mix of market dwelling sizes were delivered. As a percentage there were less one bedroom units delivered this year (21%) than last year (36%). The number of homes with two or three bedrooms was 53%, which is higher than the previous monitoring year (41%). These outcomes reflect the lower number of flats delivered through conversion and/or permitted development rights than last year when a number of significant schemes were completed including Churchill Plaza and the White Building at Chapel Hill. The following table shows the net proportion of different sized homes provided each year since the beginning of the plan period.

Table 5.14: Percentage of market dwelling completions by number of bedrooms (net)<sup>36</sup>

Monitoring year	Total market dwellings	1 bed	% of total	2 bed	% of total	3 bed	% of total	4+ bed	% of total	Not known <sup>37</sup>
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
2019/20	1062	399	36%	254	24%	184	17%	252	23%	-27
2020/21	770	165	21%	191	25%	216	28%	172	22%	-26

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



5.59 777 gross (762 net) market houses and flats were delivered in the monitoring year. Of these 762 net units delivered, 483 were houses (63%) and 279 were flats (37%).

<sup>36</sup> Percentages relate to known net changes in the housing stock.

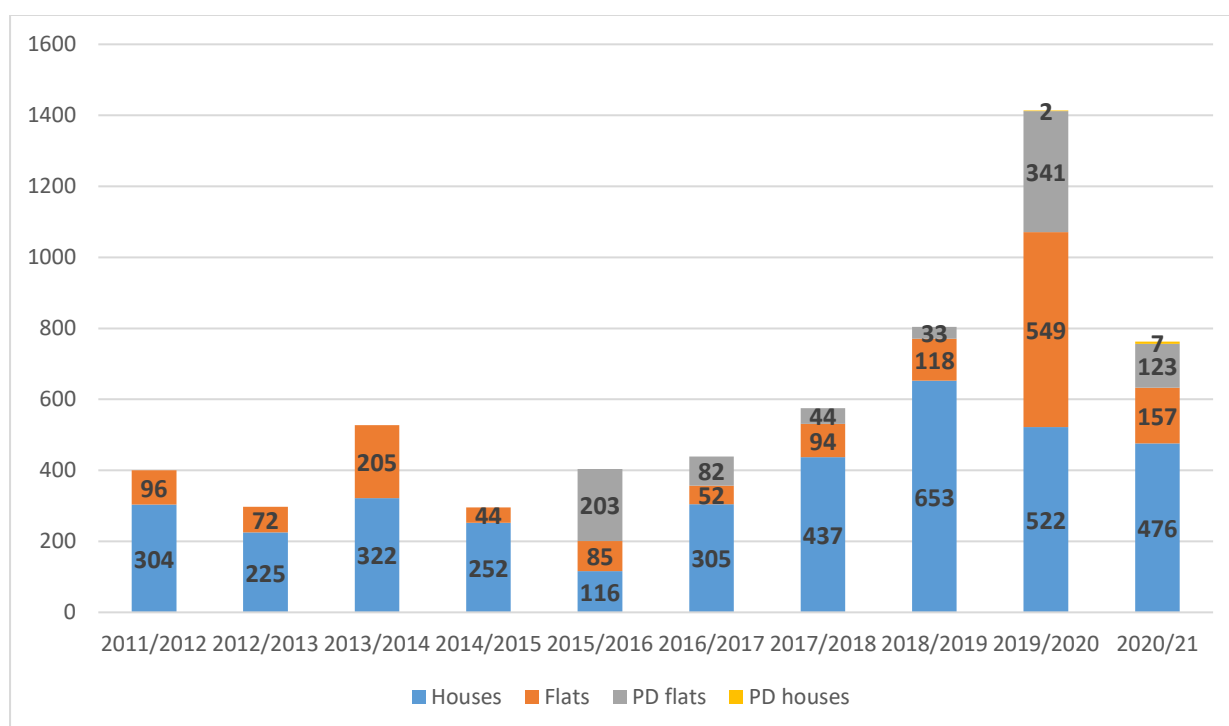
<sup>37</sup> The 'not known' figure is negative because this represents dwellings that are demolished in the borough each year, but their size is not known. The %s are calculated on the known net change in the housing stock each monitoring year.

Table 5.15: Market dwellings by dwelling type for houses and flats (net<sup>38</sup>)

House type	1 bed	2 bed	3 bed	4 bed	5 bed	Total	%
Houses	3	90	205	146	25	469	63%
Flats	155	101	9	0	0	265	37%
Total	158	191	214	146	25	734	100%

5.60 Of the 279 net new flats delivered, 44% (123 dwellings) were delivered through office to residential conversions that were approved under permitted development rights. 7 houses were also delivered through PD rights during the monitoring year. Figure 5.7 illustrates the contribution that PD rights have made to the supply of flats in the last six years. As explained elsewhere in this report, this figure has been decreasing annually but did increase in the last monitoring period due to the completion of 285 flats at Churchill Plaza. The council does not have control over the mix of units when they are provided via the permitted development rights.

Figure 5.7: Number of market housing and flats delivered from 2011-12 to 2020 - 21, showing the contribution of office to residential PD conversions.



5.61 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 2020, an assessment of these policies can be viewed within the neighbourhood plan monitoring reports in Appendix 5.

<sup>38</sup> Excluding -28 uncategorised units

## Affordable housing

Target
<p>To maximise the delivery of affordable housing:</p> <ul style="list-style-type: none"> <li>• To deliver 300 (net) new affordable homes per annum; and</li> <li>• To secure 40% affordable housing on relevant sites.</li> </ul>
Relevant policies
<p>Local Plan Policy CN1 (Affordable Housing), CN2 (Rural Exceptions for Affordable Housing), BDBC Housing and Homelessness Strategy 2016-2020.</p>
Outcome and key findings
<ul style="list-style-type: none"> <li>• 471 net and gross affordable units were delivered.</li> <li>• The council secured policy-compliant affordable housing on all qualifying market housing development. 612 affordable homes were secured on two market housing sites (40% of total dwellings).</li> </ul>

## Completions

- 5.62 471 gross and net affordable units were completed in the borough during the monitoring period<sup>39</sup>. This is equivalent to 38% 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, which inevitably means that affordable housing delivery overall is below the 40% policy requirement (unless schemes with higher proportions of affordable housing counter-balance the sites where there is lower or no affordable housing provision).
- 5.63 The delivery of 471 net and gross new dwellings exceeds the target of 300 net completions per annum as set by the council's relevant Housing and Homelessness Strategy (2016-2020). The council adopted a new Housing and Homeless Strategy (2020-2024) during the monitoring period in July 2020<sup>40</sup>, this sets out the council's main priorities and actions to meet affordable housing needs in the borough. The completions recorded during the monitoring year are slightly lower than the previous monitoring period when there were 494 net and gross completions.
- 5.64 The following sites delivered the most affordable homes during the monitoring year:

<sup>39</sup>Based upon completion figures provided by Hampshire County Council

<sup>40</sup> <https://www.basingstoke.gov.uk/housing-strategy-2020-2024>

Table 5.16: Sites delivering the most affordable homes in 2020/21.

Sites	Number of affordable homes
Offices at Wella Road	70
Park Prewett North (Phases 1, 2A & 2B)	57
Merton Rise (Phases 2B)	56
Chapel Hill	44
Marnel Park	35
Kennel Farm	27

5.65 Of the affordable completions, 53% (248 dwellings) were flats, and 47% (223 dwellings) were houses, with a particular focus on two bedroom properties.

Table 5.17: Affordable dwelling completions by dwelling type and number of bedrooms for 2020/21 (figures based on gross number). Source: Hampshire County Council and BDBC monitoring

Dwelling size	Flat	House	Total	Percentage
1 bed	109	0	109	23%
2 bed	136	115	251	53%
3 bed	3	96	99	21%
4 bed	0	12	12	3%
<b>Total</b>	<b>248</b>	<b>223</b>	<b>471</b>	<b>100%</b>

5.66 In terms of tenure, 55% of the affordable units completed were rented and 45% were for shared ownership. The proportion of rented to shared ownership units sits out of line with the Local Plan Policy requirement for 70% rented and 30% 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.

## Consents

5.67 The NPPF introduced national thresholds for the delivery of affordable housing in February 2019, which supersede the thresholds set out in Local Plan Policy CN1. The NPPF (2019) updates the threshold for the size of planning applications that can provide affordable housing. It requires that affordable housing 'should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of five units or fewer)'. Major development, for housing, is defined as developments of 10 or more homes, or sites with an area of 0.5ha or more. Within the North Wessex Downs Area

of Outstanding Natural Beauty (AONB), which is a designated rural area, affordable housing (or an equivalent off-site contribution) will be sought on all developments providing net new dwellings (as of June 2021). This is because adopted Local Plan Policy CN1 (Affordable Housing) requires affordable housing on all market sites, and so establishes this threshold in the AONB.

5.68 During 2020/21, two market housing schemes were eligible to provide affordable housing. If delivered, the additional affordable housing units will be counted within completions in the relevant future authority monitoring report. Furthermore two reserved matters applications were approved which included 60 dwellings at Redlands (19/02773/RES) and 61 dwellings at Hounsme Fields (19/03286/RES).

5.69 No sites were permitted which provided 100% affordable housing during the monitoring year.

*Table 5.18: Affordable housing secured from planning applications in 2020/21 (excluding reserved matters approvals)*

Site Name	Planning application reference	Number of market dwellings	Number of affordable dwellings	% of total homes
<b>Market sites providing on-site affordable housing</b>				
Basingstoke Golf Course	19/00971/OUT	600	400	40%
Land at Silchester Road	20/00319/FUL	12	5	40%
<b>TOTAL</b>		<b>612</b>	<b>405</b>	<b>40%</b>

5.70 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.

5.71 The Local Plan continues to be successful in securing affordable homes from market housing planning applications. Delivery of affordable dwellings is often dependent upon the rate of construction and sale of market homes and this monitoring year marks the second highest level of both affordable completions in the borough for a number of years.

## Housing for older people and people with support needs

Target
To deliver the right amount and type of accommodation to meet the needs of older people and people with support needs. Where there is an unmet need in the local area, large-scale residential developments (of 200 or more homes) should incorporate specially designed housing/specialist accommodation for older people and people with support needs.
Relevant Policies
Local Plan Policy CN4 (Housing for older people/specialist housing)
Outcome
<ul style="list-style-type: none"> <li>One qualifying planning application (for more than 200 dwellings) was approved during the monitoring year. In this instance, the developer provided an increased proportion of accessible and adaptable homes in lieu of specialist accommodation due to the site's proximity to another care home.</li> </ul>

- 5.72 Demographic projections show that the borough's population will age over the Plan period (i.e. the average age of the population in the borough). 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 200 homes or more) to incorporate specially designed accommodation where there is a local need. This requirement has been further explained through the council's Housing SPD (2018).
- 5.73 During the monitoring year, only one site was approved above the site size threshold, which was the residential redevelopment of Basingstoke Golf Course (1000 dwellings, 19/00971/OUT). In this case, due to the site's proximity to a care home and older persons' accommodation on the Island Site (currently under construction) it was agreed that onsite provision was not required and instead the developers agreed to construct an additional 50 of their homes to Approved Document M4(2) accessible and adaptable standards.

## Completions

- 5.74 No completions were recorded for older people or specialist housing during the monitoring year. Development commenced on the 70 bed care home and 28 bed specialist care facility at The Island Site, Beggarwood Lane



(17/03673/FUL), which is expected to be completed in the next monitoring year.

## Consents

- 5.75 No consents were recorded for older people or specialist housing during the monitoring year.
- 5.76 It should be recognised that 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 SPD<sup>41</sup>.

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<sup>41</sup> <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 Hounsme Fields)
Outcome
<p><u>Demand:</u></p> <ul style="list-style-type: none"> <li>28 individuals joined Part 1 of the self-build register during base period 6 (31 October 2020 - 30 October 2021). The council will therefore need to grant development permission for a further 28 self-build or custom plots by 30 October 2024. There is now a total of 328 individuals on the council's register.</li> </ul> <p><u>Demand v Supply Balance:</u></p> <ul style="list-style-type: none"> <li>Under the Right to Build, the council had a duty to grant permission for 221 self/custom build plots by 30 October 2021 (the number of individuals joining the Self-Build Register up to October 2018). 60 serviced plots of land for self-build and custom housebuilding were approved in 2020/21, leading to a total of 196 plots being secured in total. There is therefore a deficit of 25 plots and the requirements of the duty have not been met. However, the council has resolved to grant a planning application at Manydown which will be required to provide self-build plots to meet this demand and future demand. This will be secured through S106 legal agreements.</li> </ul>

## Demand

5.77 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.'*

5.78 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.

- 5.79 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.
- 5.80 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.
- 5.81 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.
- 5.82 121 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), 26 further individuals joined in base period 3 (31 October 2017 – 30 October 2018), 28 further individuals joined in base period 4 (31 October 2018 – 30 October 2019), 24 further individuals joined in base period 5. Over the last year (base period 6) a further 28 individuals joined part 1 of the register.
- 5.83 The AMR's monitoring year straddles base period 5 and 6 (as base period 5 runs from 31 October 2019 – 30 October 2020 and base period 6 runs from 31 October 2020 – 30 October 2021). However, as base period 6 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)*

<b>Date of joining register</b>	<b>Base Period 1 (23 March – 30 October 2016)</b>	<b>Base Period 2 (31 October 2016 – 30 October 2017)</b>	<b>Base Period 3 (31 October 2017 – 30 October 2018)</b>	<b>Base Period 4 (31 October 2018 – 30 October 2019)</b>	<b>Base Period 5 (31 October 2019 – 30 October 2020)</b>	<b>Base period 6 (31 October 2020 – 30 October 2021)</b>	<b>Total</b>
No of individuals added to Part 1 of Register	121	76	24	28	24	28	301
No of associations on Part 1 of Register	0	0	0	0	0	0	0
No of individuals on Part 2 of Register	0	2	2	6	11	6	27
No of associations on Part 2 of Register	0	0	0	0	0	0	0
<b>Total</b>	<b>121</b>	<b>78</b>	<b>26</b>	<b>34</b>	<b>35</b>	<b>34</b>	<b>328</b>

5.84 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*

<b>Bedrooms</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4+</b>
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
Number of preferences identified in Base Period 5	0	3	12	20

Number of preferences identified in Base Period 6	2	3	9	21
<b>Total</b>	<b>4</b>	<b>24</b>	<b>118</b>	<b>181</b>

## 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
Base Period 5	31	0	1	0	3
Base Period 6	32	2	0	0	1
<b>Total</b>	<b>294</b>	<b>5</b>	<b>3</b>	<b>0</b>	<b>25</b>

## Preferred build path<sup>42</sup>

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
Base Period 5	10	6	19	2	3
Base Period 6	23	9	0	2	0
<b>Total</b>	<b>140</b>	<b>74</b>	<b>133</b>	<b>28</b>	<b>28</b>

<sup>42</sup> Multiple choices permitted by the application form

## Preferred location

5.85 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 328 individuals registered, 183 indicated they would be interested in a plot anywhere in the borough, with 54 individuals expressing an interest in areas in or adjacent to Basingstoke town.

5.86 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	Number of applicants choice in Base Period 5	Number of applicants choice in Base Period 6	Total for all base periods
Bramley Parish	9	3	5	5	2	2	26
Laverstoke and Freefolk Parish	7	6	3	5	4	1	25
Overton Parish	8	5	5	3	5	1	27
Cliddesden Parish	9	5	4	2	2	1	23
Oakley and Deane Parish	9	5	2	3	3	2	24
Silchester Parish	7	4	5	3	2	2	23
Candovers Parish	7	3	4	5	2	1	22
Old Basing and Lychpit Parish	7	3	2	7	4	2	25
Sherfield on Loddon Parish	7	3	4	4	-	3	21
Mortimer West End Parish	6	4	4	2	2	1	19
North Waltham Parish	5	5	3	2	2	1	18
Whitchurch Parish	5	5	3	2	5	3	23

## Supply

- 5.87 60 serviced plots of land for self-build or custom housebuilding were secured for self-build and custom housebuilding over the last year.
- 5.88 During the monitoring year, the Basingstoke Golf Course gained permission (19/00971/OUT) for up to 1,000 dwellings. The S106 agreement contains a legal requirement for the development which includes a requirement for 50 self-build and custom build dwellings. 4% of the plots were secured for custom build (45 plots) and 1% of the plots were secured for self-build (5 plots). This site will meet a significant amount of demand from the register.
- 5.89 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 was claimed on 10 dwellings that received planning permission during the monitoring year. As the CIL rate on single new homes is zero, there is no incentive for developers to submit self-build exemptions for single plots, so this could be an underestimation. No planning applications were granted permission where the applicant 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
Various	Planning permissions that have claimed self-build exemption or indicated they would be for self or custom build	10
		<b>10</b>

## Responding to demand

- 5.90 The council's housing SPD provides more detail on how the council expects 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.
- 5.91 The 2018/19 AMR reported that the council had met the demand for self-build and custom build units as indicated from the first base period, and provided one extra plot. The 2019/20 AMR reported that only 14 plots had been delivered and therefore there was a deficit of 61 plots. This is then

brought forward to base period three. As a further 24 individuals joined the self-build register in the third base period (2017/18), it was therefore necessary for the council to grant planning permission for 85 plots to meet its duty.

- 5.92 A resolution to grant planning permission was achieved at the Manydown site allocation during the previous monitoring period (17/00818/OUT, up to 3,520 dwellings), which will include provision for up to 5% self-build dwellings (approximately 170 dwellings). These dwellings will meet a significant amount of the current and future demand from the self-build register, albeit retrospectively for base period 3. The self-build dwellings on Manydown will be secured via conditions and respective section 106 agreements and therefore will be a legal requirement for developers. This is expected to gain formal consent in 2021/22.

*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?	Total plots secured over all base periods
1 (25 March 2016-30 October 2016)	121	0	30 October 2019	Yes – 122 plots granted permission by October 2019.  Net: +1 plot.	122
2 (31 October 2016- 30 October 2017)	76	0	30 October 2020	No – 14 additional plots granted permission by October 2020.  Net: -61 plots.	136
3 (31 October 2017-30 October 2018)	24	0	30 October 2021	No – 60 additional plots granted permissions by October 2021.  Net: -25 plots.	196
4 (31 October 2018 – 30 October 2019)	34	0	30 October 2022	-	



5 (31 October 2019 – 30 October 2020)	24	0	30 October 2023	-	
6 (31 October 2020 – 30 October 2021)	28	0	30 October 2024	-	

## 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 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"> <li>1 gypsy or traveller pitch was consented in the borough during the monitoring period, which was via an Outline consent for the strategic housing allocation site at Basingstoke Golf Course (19/00971/OUT).</li> <li>The council is unable to demonstrate a five year supply of pitches.</li> </ul>

5.93 In April 2017 the council published a Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTAA). 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 of travellers in PPTS.
- Unknowns - these are individuals who may meet the PPTS definition, but whose status and needs have not been clearly established.
- Travellers not meeting the new definition.

5.94 These different categories produce the following need requirements:

- Travellers who meet the new definition: 7 pitches required up to 2029 (5 in the first 5 years i.e. up to 2022).

- Unknowns: Potential for up to 7 pitches (up to 2029), though this will need to be proven by applicants on a case by case basis.
- Travellers not meeting the new definition: this category would give rise to a need for 3 pitches up to 2029, but given that these travellers do not meet the definition, they do not result in a specific need for gypsy pitches, though their accommodation requirements do still need to be addressed, and should be culturally appropriate.

## Need

- 5.95 The total need identified by the GTAA is 8 pitches over the Local Plan period, based on the 7 pitches derived from those travellers which meet the definition, and 1 from the unknown category (based on the methodology set out in the GTAA). 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.
- 5.96 As part of the process of producing the LPU the council will require a refreshed version of the GTAA in order to establish the most up-to-date need position. The revised GTAA will underpin relevant policies and allocations and will be considered at the Examination in Public. An updated GTAA has been commissioned and the findings of the study will be reported in the next AMR. The new GTAA will form the basis for future need calculations and when establishing the position in terms of the 5-year supply of pitches.

## Supply

### *Strategic Allocations*

- 5.97 5 pitches proposed on the Manydown site allocation (17/00818/OUT) have received a resolution to grant consent (as part of the wider application for the site, this was within an earlier monitoring period). This application is significant as it demonstrates the continued progression of the council's strategy for providing pitches on the largest housing allocation sites, as set out in the ALP. The pitches will be secured via the legal agreement, which will include stipulations for how the pitches need to be provided.
- 5.98 The council granted Outline consent for 1 gypsy and traveller pitch on the Basingstoke Golf Course housing allocation site (19/00971/OUT) on 25 March 2021. This has been supplemented by a reserved matters application (21/01323/RES). This was submitted outside the monitoring period and was recently granted consent (3 November 2021). However, the gypsy and

traveller pitch does not form part of this first phase and will be addressed in a subsequent reserved matters application.

- 5.99 In relation to Hounsme Fields, the outline consent for that scheme also included the requisite 2 gypsy and traveller pitches. However, a subsequent planning application seeking detailed permission for the traveller pitches on the site was withdrawn (18/00873/FUL). A revised submission has been submitted (on 1 April 2021) for 2 pitches and is awaiting determination.
- 5.100 The summary above means that 8 pitches now either have outline consent or a resolution to grant consent on the council's largest strategic housing allocations. The only other strategic allocation where additional supply is expected is the East of Basingstoke site. No application has yet been submitted in relation to that site.
- 5.101 The continued progression of the council's strategy for meeting its pitch needs is a positive development in terms of ensuring compliance with the requirements of national policy. However, the council does also need to be mindful of the deliverability aspects of these sites, as in order for sites to count towards the five-year supply of pitches (which is a requirement of national policy) then it must be reasonably demonstrable that pitches will be delivered within that time period. Full or reserved matters consent being established for the pitches in question will be important for justifying that they could be included within the five year supply. This issue will continue to be monitored through future AMRs.

## **Supply and need balance**

- 5.102 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 6 pitches up until 2026. That leaves 1 additional pitches to be provided between 2026 and 2029. This calculation is based on the GTAA 2017, but will need to be updated in due course on the basis of the new GTAA once published. As has been referred to above, while considerable progress is being made with the supply process of delivering pitches, none of the pitches consented are likely to constitute valid supply for the purposes of the 5 year need at this stage.

Table 5.26: Gypsy and Traveller Need Calculation

	No. of pitches
Total need for 5 year period (2021 - 2026 <sup>43</sup> )	6
Minus supply <sup>44</sup>	0
<b>Outstanding/net 5 year need (2021 - 2026)</b>	<b>6</b>
<b>Longer term need</b>	
Outstanding need over Local Plan period (2026 - 2029 <sup>45</sup> )	1

## Unauthorised encampments

5.103 On 4 April 2019, the council was granted a final injunction, which prevents encampments on unauthorised sites in the borough. The injunction covers Basingstoke town plus areas of Bramley and Silchester and a small parcel of land at Stratfield Turgis<sup>46</sup>. However, more recently, following an application for a similar injunction to the High Court by Bromley, all 37 injunctions granted to local authorities have been reviewed by the High Court. A total of 16 councils – including Basingstoke and Deane Borough Council – challenged the points raised, most specifically the application of the injunction to new, non-identified people setting up unauthorised encampments within the injunction area. The outcome of this hearing judged the injunction can remain in place but with significant changes applying to non-identified people setting up unauthorised encampments. The council has taken further legal advice and consulted with the other authorities represented and will be collectively appealing this decision.

<sup>43</sup> Total 5-year need set out in GTAA (5 pitches), plus need for 4 additional years (as GTAA 5-year need figure only goes up to 2022), minus 2 pitches consented at Pelican Road (15/02627/FUL).

<sup>44</sup> While the applications are progressing in relation to the strategic allocation as set out above, currently, in order to be as circumspect as possible, none have currently been counted as supply.

<sup>45</sup> 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, along with a further **6** which is the five-year need. This leaves an outstanding need of 1 pitch.

<sup>46</sup> <https://www.basingstoke.gov.uk/injunction-application>

## 5.4 Housing delivery through neighbourhood planning

<b>Target</b>
To deliver new homes in the borough's smaller settlements in line with the requirements of Local Plan Policy SS5.
<b>Relevant Policies</b>
Local Plan Policy SS5 (Neighbourhood Planning)
<b>Outcome</b>
<ul style="list-style-type: none"> <li>• A number of designated neighbourhood planning areas continue to make progress towards the requirements in Policy SS5.</li> <li>• Of the five largest settlements identified in Policy SS5, all have met their SS5 requirement in full, subject to the delivery of sites.</li> <li>• Of the 13 smaller settlements, eight have met their requirement, subject to the delivery of sites in some cases.</li> </ul>

- 5.104 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.
- 5.105 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 named settlements; or
  - Comprise 5 or more (net) dwellings on a site and be adjacent to the SPB of the settlements named in the policy.
- 5.106 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).
- 5.107 The council considers that the requirement of Policy SS5 has been met when sufficient sites have been allocated through Neighbourhood Plans or sufficient planning permissions have been granted. The council will monitor progress with delivery to ensure that the allocations and planning consents result in new dwellings being delivered.

- 5.108 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.
- 5.109 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 2021, 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 had not met their Local Plan housing allocation at 1 April 2021. However for the next monitoring period (from May 2021 to 30 March 2022) it is considered that Burghclere will have met their Policy SS5 requirement as the Plan formed part of the Development Plan from May 2021. Burghclere have exceeded their requirement by allocating 15 units instead of the required 5. This overprovision will be factored into the consideration of future housing numbers in the rural areas for the purposes of the Local Plan Update.

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 31/3/2021?	Comments (as of April 21)
		Qualifying consents in 20-21 monitoring year	Net total qualifying consents 1/4/2011-31/3/2021	Qualifying completions in 20-21 monitoring year	Net total qualifying completions 1/4/2011-31/3/2021		
<b>Bramley</b>	200	12	347	79	321	Y	The Policy SS5 requirement had already been met by consents and completions prior to the monitoring year. One qualifying consent was issued in the monitoring year at Land at Silchester Road (20/00319/FUL) for 12 units. In this monitoring year 37 dwellings were completed at Minchens Lane resulting in a total of 192 completions from that site. 26 dwellings were also completed at Land at the Street (18/00366/RES). Completions in the parish have now totalled over 200, therefore at least 200 qualifying dwellings has been met.
<b>Kingsclere</b>	50	13	21	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 was one qualifying consents for 13 units in the monitoring year at the site allocation at Land between A339 and Fawconer Road for 13 units (19/02370/OUT). BDBC will continue to be monitor the progress of sites to ensure that the units are completed over the plan period.

<b>Oakley</b>	150	0	174	90	117	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 176 dwellings including 85 dwellings on the allocated site at Land West of Beech Tree Close. During the monitoring year 90 dwellings were completed including 44 dwellings at the Land West of Beech Tree Close site allocation and 32 dwellings at the Park Farm site allocation. BDBC will continue to monitor the progress of sites to ensure that the units are completed over the plan period.
<b>Overton</b>	150	0	55	35	55	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 during the monitoring year. 35 completions were recorded during the monitoring year at the Land at Sapley Road site allocation (18/00348/RES), with a total of 55 completions on site overall. BDBC will continue monitoring to ensure that the units are completed over the plan period.
<b>Whitchurch</b>	200	0	216	0	100	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, 217 qualifying homes had been



							consented including 100 dwellings at Land by Winchester Road (16/02508/RES) and 23 dwellings above the 150 requirement at the Local Plan site allocation, South of Blosswood Lane. BDBC will continue to monitor progress to ensure that the consented units are completed over the plan period.
<b>Total</b>	<b>750</b>	<b>25</b>	<b>813</b>	<b>204</b>	<b>601</b>		

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 31/3/2021?	Comments (as of April 21)
		Qualifying consents in 20-21 monitoring year	Total qualifying consents 1/4/2011-31/3/2021	Qualifying completions in 20-21 monitoring year	Net total qualifying completions 1/4/2011-31/3/2021		
<b>Ashford Hill</b>	10	0	35	0	35	Y	22 dwellings were completed during in the monitoring year at the site Little Knowl Hill (15/01224/FUL, granted March 2016) in Ashford Hill, all 35 dwellings on this site have now been completed. The SS5 requirement has therefore been met.
<b>Burghclere</b>	10	0	6	0	6	N	Burghclere designated their area for neighbourhood planning in February 2018. The NP was submitted to the LPA in November 2019. It contains Policy B2 which allocates a site at Land off Harts Lane/Winchester Road for at least 15 dwellings. The examiner's report for the NP was received in March 2020 which agreed that the NP could proceed to referendum subject to modifications, a referendum was held in May 2021 outside of the monitoring year. The NP was subsequently made and therefore forms part of the development plan. It will be confirmed in the next AMR that Burghclere has met the SS5 requirement via commitments for the

Settlement	Target for plan period (at least)	Planning permissions		Consents		SS5 met at 31/3/2021?	Comments (as of April 21)
		Qualifying consents in 20-21 monitoring year	Total qualifying consents 1/4/2011-31/3/2021	Qualifying completions in 20-21 monitoring year	Net total qualifying completions 1/4/2011-31/3/2021		
							2021/22 monitoring year.  6 completions have been recorded at Sandham House (15/02236/FUL, granted February 2016).
<b>Cliddesden</b>	10	0	0	0	0	N	The Cliddesden Neighbourhood Plan area was designated in June 2018, with the parish continuing to make progress on developing their neighbourhood plan. At least 10 dwellings are required to be delivered.
<b>Dummer</b>	10	0	0	0	0	N	No neighbourhood plan area has been designated in Dummer. At least 10 dwellings are required to be delivered.
<b>North Waltham</b>	10	0	0	0	0	N	North Waltham have a designated neighbourhood plan area and they are continuing to progress their neighbourhood plan. The Policy SS5 requirement of at least 10 dwellings are still required to be delivered.
<b>Old Basing</b>	10	0	43	0	24	Y	The Old Basing Neighbourhood Plan was adopted in July 2018. Their policy SS5 requirement has been met through windfall completions at Peacock House

Settlement	Target for plan period (at least)	Planning permissions		Consents		SS5 met at 31/3/2021?	Comments (as of April 21)
		Qualifying consents in 20-21 monitoring year	Total qualifying consents 1/4/2011-31/3/2021	Qualifying completions in 20-21 monitoring year	Net total qualifying completions 1/4/2011-31/3/2021		
							(14/02153/GPDOFF) (which is located within the neighbouring parish, but within the Old Basing SPB) and permission at Lyde Boarding Kennels (19/01693/FUL) for 20 gross (19 net).
<b>Preston Candover</b>	10	0	0	0	0	N	No neighbourhood planning area has been designated in Preston Candover. At least 10 dwellings are required to be delivered.
<b>Sherfield on Loddon</b>	10	0	15	0	0	Y	Neighbourhood Plan adopted in March 2018. Policy H2 of the NP supports the requirement for a site which meets the requirement of LP Policy SS5. Planning permission on the site named the White Hart Field (17/03849/FUL) was issued in November 2019 and has subsequently fulfilled the SS5 requirement. This site is currently under construction
<b>St Mary Bourne</b>	10	0	11	0	11	Y	The St Mary Bourne NP was made in March 2018. No site allocation was included as the policy SS5 requirement had been met through the site for 11 dwellings at Bells Field (14/02936/FUL) which is now complete.

Settlement	Target for plan period (at least)	Planning permissions		Consents		SS5 met at 31/3/2021?	Comments (as of April 21)
		Qualifying consents in 20-21 monitoring year	Total qualifying consents 1/4/2011-31/3/2021	Qualifying completions in 20-21 monitoring year	Net total qualifying completions 1/4/2011-31/3/2021		
<b>Sherborne St John</b>	10	0	18	18	18	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), this site has now been built out and therefore SSJ have met their SS5 requirement.
<b>Tadley, Baughurst and Pamber Heath</b>	10	0	130	12	48	Y	There have been no neighbourhood plan designations for Tadley or Baughurst, however Pamber Parish was designated as a neighbourhood plan area in December 2017. The SS5 requirement has been met prior to the monitoring year, however, during the monitoring year 12 dwellings were recorded as being completed at the site Land to East of Pamber Heath Road (17/02723/FUL). Bishopswood Golf Course care home is also included for 65 units, at a discounted rate due to C2 development.

Settlement	Target for plan period (at least)	Planning permissions		Consents		SS5 met at 31/3/2021?	Comments (as of April 21)
		Qualifying consents in 20-21 monitoring year	Total qualifying consents 1/4/2011-31/3/2021	Qualifying completions in 20-21 monitoring year	Net total qualifying completions 1/4/2011-31/3/2021		
<b>Upton Grey</b>	10	0	22	10	15	Y	The SS5 requirement has been met for Upton Grey through windfall consents for 17 dwellings at land at Weston Road (16/03058/FUL), of which 10 have been completed during the monitoring year, and 5 dwellings which had been completed prior to the monitoring year adjacent to SPB at the site adjacent to Meadowside (17/00847/FUL).
<b>Woolton Hill</b>	10	0	65	0	65	Y	East Woodhay are working on progressing their neighbourhood plan. It is unlikely to include a site allocation as the policy SS5 requirement has been met by completions at the Harwood Paddock site (14/00861/RES).
<b>Total</b>	<b>130</b>	<b>25</b>	<b>345</b>	<b>40</b>	<b>222</b>		

## Additional protection for Neighbourhood Plans that allocate sites

5.110 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).

5.111 The table below, therefore sets out whether made neighbourhood plans qualify for this protection, and if so, what date it ends. At present, one neighbourhood plan benefits from this protection which is Burghclere.

5.112 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 2021.*

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
<b>Oakley and Deane</b>	26 May 2016	Yes	This ended on 11 Dec 2018 under para 216 (a)
<b>Overton</b>	21 July 2016	Yes	This ended on 11 Dec 2018 under para 216 (a)
<b>Bramley</b>	30 March 2017	No	
<b>Sherborne St John</b>	5 May 2017	Yes	This ended on 5 May 2019.
<b>Whitchurch</b>	15 September 2017	Yes	This ended on 15 September 2019.
<b>St Mary Bourne</b>	21 February 2018	No	

<b>Sherfield on Loddon</b>	21 February 2018	No	
<b>Old Basing</b>	7 June 2018	No	
<b>Kingsclere</b>	7 September 2018	Yes	This ended during the monitoring period on 7 September 2020.
<b>Wootton St Lawrence and Ramsdell</b>	22 November 2019	No	
<b>Burghclere</b>	7 May 2021	Yes	This additional protection is due to end on 7 May 2023.

## 5.5 Housing design quality

<b>Target</b>
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.
<b>Relevant Policies</b>
EM10 (Delivering Good Design)
<b>Outcome</b>
<ul style="list-style-type: none"> <li>65% of the completed dwellings have been rated as 'Good' or 'Very Good' (8 out of 18 schemes) when assessed using the Building for a Healthy Life assessment. This increases to 79% when Permitted Development schemes are removed.</li> </ul>

- 5.113 Building for a Healthy Life (BfHL) is a Government-endorsed assessment benchmark developed by Homes England. Each housing scheme is assessed by officers against 12 BHL criteria, which were introduced in 2020 and replace the previous assessment known as Building for Life. 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.
- 5.114 During the monitoring period, 18 sites (with a total of 739 completions) were eligible to be assessed by Building for a Healthy 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.
- 5.115 The following completed developments or phases of developments were assessed:



- Deeside, Alliston Way, Basingstoke (15 houses and flats).
- 12 London Street, Basingstoke (10 flats).
- Land North of Marnel Park Phase 2, Basingstoke (250 houses and flats).
- Copenhagen Court, New Road, Basingstoke (38 flats).
- 15 New Road, Basingstoke (10 flats).
- Main Hall, Park Prewett, Basingstoke (19 flats).
- Global House, Victoria Street, Basingstoke (40 flats).
- Vantage House, Victoria Street, Basingstoke (36 flats).
- Land to the rear of Wella House, Wella Road, Basingstoke (70 flats).
- 20 Winchester Street, Basingstoke (14 flats).
- Land to the north of Sherfield Road, Bramley (50 houses and flats).
- The Barns, Minchens Court, Minchens Lane, Bramley (14 houses and flats).
- Land at the Street, Bramley (65 houses and flats).
- Leamington Court, Andover Road, Newfound, Oakley (13 houses).
- Brickells Yard, Oakley Lane, Oakley (10 houses).
- Land at Sapley Lane, Overton (55 houses and flats).
- Land east of Pamber Heath Road, Pamber Heath (12 houses and flats).
- Land south of Cranes Road, Sherborne St John (18 houses and flats).

5.116 Land at Sapley Lane in Overton (Bargate Homes), Land north of Sherfield Road, Bramley (Bewley Homes) and Land south of Cranes Road, Sherborne St John (Antler Homes) were assessed as 'Very Good'. Main Hall at Park Prewett, Land North of Marnel Park (Phase 2), Land at the Street, Leamington Court and Land east of Pamber Heath Road were all assessed as 'Good'. Scores of Very Good or Good therefore comprised 65% of the assessed units. The Barns at Minchens Court, Land to the rear of Wella House, 20 Winchester Street, 15 New Road, Brickells Yard and Deeside were given an 'Average' rating.

5.117 Four schemes were considered to be 'Poor', namely Copenhagen Court, Vantage House, Global House and 12 London Street. The first three of these schemes were Permitted Development, from office to residential use and therefore their design quality was not subject to local planning authority control. The scheme at 12 London Street comprised the conversion of the upper floors of an existing building which included a number of flats below the lower floorspace limit prescribed by the Government's Nationally Described Space Standards.

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

Rating	2017/18		2018/19		2019/20		2020/21	
	Number	Proportion (%)	Number	Proportion (%)	Number	Proportion (%)	Number	Proportion (%)
Very Good	0	0%	137	29%	100	11%	123	17%
Good	0	0%	218	45%	271	29%	359	48%
Average	139	100%	108	22%	238	26%	133	18%
Poor	0	0%	20	4%	321	34%	124	17%
<b>Total</b>	<b>139</b>	<b>100%</b>	<b>483</b>	<b>100%</b>	<b>930</b>	<b>100%</b>	<b>739</b>	<b>100%</b>

Table 5.31: Breakdown of Building for a Healthy Life assessments during 2020/21

Site name	BHL Rating	Summary of assessment
Land at Sapley Lane	<b>Very Good</b>	The scheme scored highly on how the layout maximises views towards green spaces and the wider countryside and an elevational appearance which is well informed by the local vernacular.
Land north of Sherfield Road	<b>Very Good</b>	The scheme scored highly on how the layout maximises views towards internal green spaces and out to the wider countryside and an elevational appearance which is well informed by the local vernacular.
Land south of Cranes Road	<b>Very Good</b>	The scheme scored highly on how the layout enables views towards internal green spaces and out to the wider countryside, provides a local shop and has an elevational appearance which is well informed by the local vernacular.
Land north of Marnel Park (Phase 2)	<b>Good</b>	The scheme scored well on many criteria including a strong landscape structure which breaks up the housing and the streets being well defined by the massing of houses. Associated with this scheme are the provision of a community centre and allotments.
Main Hall, Park Prewett,	<b>Good</b>	The scheme scored highly in that it enabled the reuse of a building of heritage value.
Land at the Street	<b>Good</b>	The scheme scored highly on the streets being well defined by the massing of houses and an elevational appearance which is well informed by the local vernacular.
Leamington Court	<b>Good</b>	The scheme scored highly in that it enabled the reuse of a listed building and allowed views out to the surrounding countryside.
Land east of Pamber Heath	<b>Good</b>	The scheme scored highly in that its elevational appearance involved a contemporary interpretation of the local vernacular and a layout which included a strong landscape structure.
Deeside, Alliston Way	<b>Average</b>	The scheme scored highly on how the layout enables views towards surrounding green buffers but scored less well in relation to the impact of car parking on the streetscene.

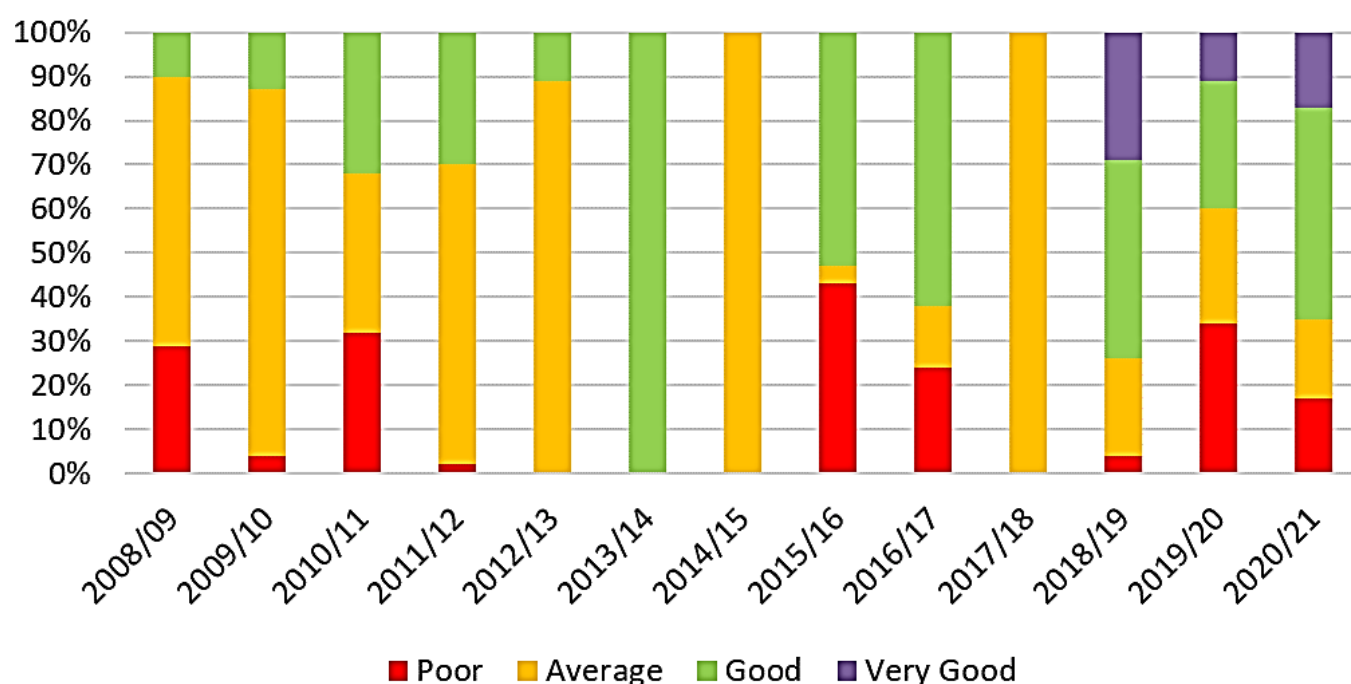
15 New Road	<b>Average</b>	The scheme scored highly in relation to its proximity to town centre facilities but scored less well on aspects relating to the provision of external amenity space for residents.
Land rear of Wella House	<b>Average</b>	The scheme scored highly in relation to an architectural treatment which elevates the visual quality of the area but scored less well on aspects relating to views towards adjoining industrial units and the impact of car parking on the streetscene.
20 Winchester Street	<b>Average</b>	The scheme scored highly on accessibility to facilities in the town centre and that it enabled the reuse of a building of heritage value. It scored less well on aspects relating to how some of the flats were small, being below the lower floorspace limit prescribed by the Government's Nationally Described Space Standards.
The Barns, Minchens Court	<b>Average</b>	The scheme scored highly in that it enabled the conversion of some attractive vernacular buildings and allowed views out to the surrounding countryside. The proposal was a <b>permitted development scheme</b> and therefore the council was unable to influence a number of aspects including some flats not having amenity space.
Brickells Yard	<b>Average</b>	The scheme scored highly with an elevational appearance which is informed by the local vernacular but scored less well on aspects relating to how parking affects the streetscene.
12 London Street	<b>Poor</b>	The scheme scored poorly on a number of aspects including how some of the flats were small, being below the lower floorspace limit prescribed by the Government's Nationally Described Space Standards.
Copenhagen Court	<b>Poor</b>	The proposal was a <b>permitted development scheme</b> and therefore the council was unable to influence a number of aspects. The scheme scored poorly on a number of aspects including that no affordable housing was provided and there was no external amenity space.
Global House	<b>Poor</b>	The proposal was a <b>permitted development scheme</b> and therefore the council was unable to influence a number of aspects. The scheme scored poorly on a number of aspects including that no affordable housing was provided, there was no external amenity space and how some of the flats were small, being below the lower floorspace limit prescribed by the Government's Nationally Described Space Standards.
Vantage House	<b>Poor</b>	The proposal was a <b>permitted development scheme</b> and therefore the council was unable to influence a number of aspects. The scheme scored poorly on a number of aspects including that no affordable housing was provided, there was no external amenity space and how some of the flats were small, being below the lower floorspace limit prescribed by the Government's Nationally Described Space Standards.

5.118 The adoption of a range of Supplementary Planning Documents (Design and Sustainability SPD, Parking SPD and Landscape, Biodiversity and Trees SPD) in recent years has provided support for the achievement of higher

quality sustainable developments. Design policies in Neighbourhood Plans and the content of Village Design Statements also play a valuable role in supporting the achievement of high quality development in rural areas. Further support and tools on how to achieve good design, has been published by the government as part of the National Design Guide. A review of design policy is being undertaken through the Local Plan Update including how development can be made more sustainable in order to combat climate change and achieve prescribed minimum internal space standards (the Nationally Described Space Standards).

- 5.119 The chart below shows that there has been an overall improvement in Building for a Healthy Life ratings since 2008/09 when the monitoring of the design quality of large housing sites was first undertaken. The last 3 years (2018/21) have been the most successful period with 'Very Good' ratings given to Razors Farm Phase 1 in Chineham, Land at Winchester Road in Whitchurch and the three schemes this year at Land at Sapley Lane in Overton, Land north of Sherfield Road in Bramley and Land south of Cranes Road in Sherborne St John. This year (2020/21) has seen the majority of dwellings (65%) rated as Good or Very Good.

*Figure 5.8: Summary of Building for a Healthy Life ratings 2009-21*



## Section 6: Environmental management and climate change

### 6.1 Biodiversity, geodiversity and nature conservation

- 6.1 This section of the AMR focuses upon the effectiveness of the planning policy framework concerning 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.

#### New development in strategic gaps

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

- 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, two planning applications which related to new buildings or structures were approved in the borough's strategic gaps<sup>47</sup>:
- Upper Cufau de Farm, Cufau de Lane (19/00464/FUL) for the erection of two 4 bedroom barn-style dwellings and access. The new dwellings by virtue of the site area, compared to the overall size of the strategic gap, would not lead to a coalescence of settlements or significant erosion of the gap.

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<sup>47</sup> Excluding reserved matters applications.

- Upper Cufaude Farm, Cufaude Lane (20/01608/ROC) for the variation of Conditions of 19/00464/FUL to allow for improved siting and alterations to the detailed design of the dwellings. This was an amendment to the above application and the principle of the development within the strategic gap had already been accepted.

### Refusals in Strategic Gaps

6.4 In the monitoring year, no planning applications were refused due their location within/impact upon strategic gaps. Three planning applications were refused which were located in a strategic gap, however, these were not refused due to the location within the strategic gap but due to other policies. These were at:

- Aldermaston Road (20/00128/PIP) for an application for Permission in Principle for residential development of up to 1 dwelling, which was refused due to the proposed impact on the highway and inadequate information to determine whether there would be risk from contamination.
- Land adjacent to Shaw Lane and New Road (19/03410/FUL) for the erection of 1 dwelling which was refused due to the proposed dwelling being in an isolated location, an adverse impact on the character of the area and on highway impacts.
- 2 Railway Cottages, Basing Road (20/01199/HSE) for the erection of a detached garage, which was refused due to the proposal resulting in an extension of the residential curtilage and hence constituting an undesirable suburban intrusion into the countryside.

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

Target
To not permit development that would cause harm to SSSIs and SINC in accordance with Local Plan Policy EM4.
Relevant Policies
EM4 (Biodiversity, Geodiversity and Nature Conservation)
Outcome
<ul style="list-style-type: none"> <li>• 2 planning applications were approved for new development within SINC.</li> <li>• No planning applications were refused due to harm on SINC.</li> <li>• No planning applications were approved on SSSIs.</li> </ul>

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 ALP Policy EM4.

## Decisions on SINCs

6.6 During the monitoring year, 2 planning applications were approved where part of the site included a SINC. These were at:

- Land at Hounsme Fields (20/02805/FUL) for the construction of an electricity sub-station. A planting schedule, landscape and tree survey and biodiversity checklist was submitted with the application. A condition was added to the permission which required a landscaping scheme to be submitted including details of trees/shrubs to be planted.
- Brick Kiln Cottage, Herriard (20/02901/HSE) for the erection of a garage/carport with attic room over. There were several trees and hedges close to the site of the proposed garage, however, it was noted that no trees within the site were subject to a Tree Protection Order. The report noted that the surrounding land is designated as a Site of Importance for Nature Conservation (SINC). As such, an informative was added with regard to tree protection. A condition was also added in order to secure a net gain in terms of biodiversity. An informative was also added with regard to wildlife, given the rural location of the property and the adjacent SINC. As such, the proposal was considered to be in compliance with Policies EM1 and EM4 of the AMP.

6.7 No planning applications were refused on SINCs due to their ecological impacts.

## Decisions on SSSIs

6.8 No new dwellings were approved on land designated as a Site of Special Scientific Interest.

## Habitat enhancements

Target
To secure opportunities for habitat creation, restoration, enhancement and management associated with new development in order to provide net gains in biodiversity where possible.
Relevant Policies
EM4 (Biodiversity, Geodiversity and Nature Conservation)
Outcome



- Habitat enhancement schemes which showed a measurable net gain in biodiversity were secured by condition on 16 planning applications that met the size threshold of over 0.1ha and which were determined and approved during the monitoring period.

- 6.9 The NPPF requires that new development should provide net gains in biodiversity. This is also a statutory requirement under the new Environment Act which passed into law on 9 November 2021.
- 6.10 Where development is considered likely to adversely impact a designated site, a key habitat type and/or legally protected or key species, ecological survey information is required with the planning application. Such applications are only approved where it is possible to condition suitable mitigation strategies to avoid and/or mitigate impacts on the key ecological features of the site.
- 6.11 As the Environmental Act was not a statutory requirement during the monitoring year, therefore the council expected all planning applications over 0.1 ha to demonstrate a measurable net gain for biodiversity of 10% or above, which is in line with the Environmental Act, however the council could not make this requirement compulsory due to its status as a Bill. A planning condition or obligation is used to secure a Biodiversity Enhancement and Management Plan (BEMP) prior to the development taking place. These plans detail the 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. Such Plans are also used to secure any additional necessary biodiversity enhancements outside the biodiversity net gain process, for example nest boxes to benefit a particular species on site. Information is recorded on the location and habitats to be enhanced and/or created and the % of biodiversity net gain to be delivered associated with each qualifying development. The percentage of net gain is calculated using a biodiversity metric. Further information about habitat enhancement is provided in the Landscape, Biodiversity and Trees SPD<sup>48</sup> which was adopted in December 2018.
- 6.12 During the monitoring year, officers from the council's Natural Environment Team visited a number of sites across the borough to monitor the conditions that have been discharged and to ensure these are being implemented in accordance with the agreed plans. Officers continue to undertake site visits and enforce conditions not implemented correctly.

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<sup>48</sup> <https://www.basingstoke.gov.uk/Landscape-and-biodiversity>



*Table 6.1: Schemes required to demonstrate a measurable biodiversity net gain as part of applications approved in 2020/21*

<b>Planning reference</b>	<b>Site name</b>	<b>Summary of proposal</b>	<b>Biodiversity Management Plan provided or requested under condition or via S106?</b>
19/03082/FUL	Land at OS Ref 460965 15882 Aldermaston Road	Erection of 1 dwelling and associated parking and garage	Condition
20/01001/FUL	Keepers Cottage, 9 Baughurst Road	Change of use of land from agricultural to keeping of horses to include erection of stables	Condition
20/02946/FUL	Barn at Manor Farm, Upton Grey Road	Erection of 2 no 3 bed cottages following demolition of the existing barn including associated parking	Condition
20/00824/FUL	Land At OS Ref 468792 147133, Weston Corbett	The demolition of 2 agricultural buildings and erection of a single dwelling	Condition
19/00971/OUT	Basingstoke Golf Club, Winchester Road	Outline planning application for the demolition of all existing building and removal of existing hardstanding and development of up to 1000 homes	S106
20/01320/OUT	Land adjoining the Well House, Cufuade Lane	Demolition of existing stables and riding arena and the erection of 4 no. dwellings	Condition
20/01435/FUL	Land at The Willows, Ashford Hill Road	Erection of 1 no. new dwelling with detached garage	Condition
19/02370/OUT	Land between A339 and Fawconer Road	Outline planning application for up to 13 dwellings	S106
20/02950/OUT	Yew Tree Farmhouse, Penwood Drove	Outline application for the erection of one dwelling and associated access to be included	Condition
20/00550/FUL	Springfield, Newbury Road	Erection of a four- bed detached house with attached carport and double garage	Condition
20/00281/FUL	Land at Dummer Down Bungalows,	Erection of a lifetime dwelling with garage/log store	Condition

	Dummer Down Lane		
20/00828/OUT	Land adjacent to Gibbys Farm, Browninghill Green	Outline application for the erection of 2 no. dwellings with associated parking with all matters reserved save for access	Condition.
20/01168/FUL	Greenlands Nursery, Hackwood Lane	Erection of three detached bungalows	Condition.
20/00061/FUL	Land at Manor Farm Barns, Ashmansworth	Erection of 1 no. dwelling with ancillary outbuildings following demolition of 2 no. existing barns	Condition.
20/00839/FUL	Land Adjacent To Kiteshill, Church Lane	Erection of 1 no. 2 bed dwelling and detached garage with associated amenity space	Management Plan supplied.
20/01798/FUL	Land adjacent to Tithe Barn, Ridge Lane	Erection of a dwellinghouse partly on the site of a tennis court	Condition

## Thames Basin Heaths Special Protection Area

<b>Target</b>
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.
<b>Relevant Policies</b>
EM3 (Thames Basin Heaths Special Protection Area)
<b>Outcome</b>
<u>Completions</u> <ul style="list-style-type: none"> <li>No new homes were completed within 5km of the Thames Basin Heaths SPA.</li> <li>Ten homes were completed within 7km of the Thames Basin Heaths SPA. However, these were all small and no mitigation measures were considered necessary.</li> </ul> <u>Consents</u> <ul style="list-style-type: none"> <li>Nine new homes were approved within 5-7km of the Thames Basin Heaths SPA but were under the policy size threshold of 50 units and therefore no mitigation measures were considered necessary.</li> </ul>

6.13 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.

- 6.14 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.
- 6.15 10 new dwellings were completed across 6 sites within 5-7km of the SPA during the monitoring year. However, these were all small schemes where no mitigation measures were considered necessary.
- 6.16 No planning applications for new dwellings were approved within 5km of the Thames Basin Heath SPA.
- 6.17 Seven planning applications for a total of nine new dwellings were approved within 7km of the SPA. These were all for small schemes (of less than 50) where no mitigation measures were considered necessary:
- Nately Towers, Land adjacent to Scures Hill (19/01977/FUL) for the erection of one five bedroom dwelling with double garage.
  - Newnham Lodge, (20/00283/FUL) for the erection of a detached dwelling with garage.
  - Willow Grove, Land at Newnham Lane (19/02107/FUL) for the erection of a dwelling to support an existing rural equine business.
  - Sherdon House Barn and workshops, rear of Reading Road (19/01759/FUL) for the demolition of existing barn, portakabin and office building and the erection of a terrace of 3 dwellings.
  - Riverside House, Wildmoor Lane (19/00348/FUL) for the erection of a dwelling.
  - Wildmoor Farm House, Wildmoor Lane (20/00658/FUL) for the conversion of a barn to a dwelling.
  - Land adjacent to the Tithe Barn, Ridge Lane (20/01798/FUL) for the erection of a dwelling partly on the site of a tennis court.

## 6.2 Green infrastructure

<b>Target</b>
To protect and enhance the quality and extent of public open space.
<b>Relevant Policies</b>
EM5 (Green Infrastructure)
<b>Outcome</b>
<ul style="list-style-type: none"> <li>Eight planning applications were approved which increased the built form on land forming part of the green infrastructure network as defined by the Green Infrastructure Strategy. These were all either directly related to the principal use of the open space or found to be acceptable when assessed against Policy EM5.</li> </ul>

- 6.18 The council's Green Infrastructure (GI) Strategy<sup>49</sup> was adopted in November 2018 and 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.
- 6.19 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 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.
- 6.20 Eight 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
Daisy Chain Nursery, Carpenters Down	20/00764/FUL	Single Storey addition to include new classroom and kitchen to existing day nursery	Amenity Greenspace	Enhance infrastructure supporting sports facilities (storage)

<sup>49</sup> <https://www.basingstoke.gov.uk/ENV09>

Thorneycroft Bowling Club, Pinkerton Road	20/02602/FUL	Replacement of roof covering and exterior side wall cladding (part retrospective)	Recreational Grounds and Playing Fields	Enhance infrastructure supporting sports facilities
Hampshire FA Headquarters, Winklebury Way	20/00434/FUL	Erection of single storey extension to the existing main stand	Recreational Grounds and Playing Fields	Enhancing sports facilities and associated infrastructure
Tennis Courts, Tadley Common Road	19/02010/FUL	Installation of 10 lighting columns	Recreational Grounds and Playing Fields	Enhance sports facilities
St Thomas Church, Church Road	20/00343/FUL	Creation of new pathways through lower churchyard	Recreational Grounds and Playing Fields	Enhance Facilities
Land Between A339 and Fawconer Road, Kingsclere	19/02370/OUT	Outline planning application with access to be considered and all other matters reserved for a residential development of up to 13 dwellings, with associated drainage works (SuDS), landscaping and parking	Accessible Natural Green Space	Allocated in Neighbourhood Plan
Land Off Two Gate Lane, Overton	20/00356/RET	Creation of temporary access to agricultural field, installation of dropped kerbs, and erection of gate and fencing	Amenity Greenspace	Site was allocated in the Overton neighbourhood plan and deemed acceptable via planning application.
Basingstoke Town Bowling Club, Fairfields Road	20/00419/FUL	Erection of 4 no. Floodlights	Amenity Greenspace	Enhancing sports facilities and associated infrastructure

- 6.21 In relation to completions of new green infrastructure on larger developments, the council requires developers to submit a practical completion certificate<sup>50</sup> as part of the Section 106 legal agreement. Two sites received a practical completion certification in the 2020/21 monitoring year, at Chapel Hill and Boswood Lane.

## 6.3 Water quality

Target
To work in partnership to protect, manage and improve the water quality of the borough's water environment, particularly with regards to the requirements of the Water Framework Directive (WFD).
Relevant Policies
SS4 (Ensuring a Supply of Deliverable Sites); EM6 (Water Quality)
Outcome
The Environment Agency (EA) monitors the Water Framework Directive (WFD) on a triennial basis. The EA undertook the monitoring in 2019 and the results were published in September 2020. This showed a deterioration in relation to specific chemicals, a trend that reflects a nationwide problem. The EA confirmed that the deterioration was not a result of development.

- 6.22 The River Loddon, which rises in the borough, is classified as a high quality chalk river and therefore requires 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.
- 6.23 The borough's water environment is 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.
- 6.24 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) are used to ensure that where there is likely to be deterioration in water quality WFD band class, further allocated sites will not be released or planning permissions granted until measures have been taken to improve quality.

<sup>50</sup> A practical completion certificate marks the point at which the contractor has completed their contractual obligations and can hand over the works to the client. Generally the works will be substantially completed and available for use.

- 6.25 The 2019 Water Framework Directive classifications were released by the EA in September 2020. At the last cycle of EA monitoring in 2016, all of the surface water bodies in the borough achieved a good chemical status. However, the newly published classifications indicate that in 2019 they are all failing in this respect. It is understood that every water body in England has failed in terms of chemical status. In the borough, this is due to failure in terms of chemicals Cypermethrin, Polybrominated diphenyl ethers, Perfluorooctane sulphonate, Mercury, and Benzo(g-h-i) perylene (the particular chemical varying across the water bodies). The overall status of the Test (upper) has deteriorated from good to moderate, as a result of the chemical failure.
- 6.26 The ecological classification of the Loddon (Basingstoke to River Lyde confluence at Hartley Wespall) has also deteriorated from Moderate (2016) to Poor (2019) due to its biological quality elements (fish), although there has been some improvement in the physico-chemical quality elements from moderate (2016) to good (2019) due to a corresponding improvement in dissolved oxygen. The classifications for the various groundwater bodies remain unchanged from 2016 in terms of quantitative and chemical assessment.
- 6.27 Policy EM6 (water quality) of the Local Plan refers to the WFD requirements and states that 'should the monitoring indicate that there is likely to be a deterioration in an individual element's band status for the borough's water body(ies), Policy SS4 will prevent further development which exacerbates such deterioration within the relevant catchment. Intervention mechanisms are required to improve the quality of the relevant catchment prior to the release of any further allocated sites or granting of planning permission.
- 6.28 In light of the latest data, the council sought clarification from the Environment Agency (EA) on the implications of the monitoring on policies EM6 and SS4. The EA confirmed that the overall waterbody classification change in the River Loddon does not require growth or development decisions to be suspended. Growth has not been a factor in the deterioration of this waterbody but rather is due to the reduction in coarse fish (i.e. chub, dace) between 2016 and 2019. This is a result of physical modification to the channel, barriers to fish passage and the presence of invasive species such as crayfish. However, all sites showed a healthy population of brown trout, present in high numbers and exceeding those expected.
- 6.29 The deterioration of the Chemical status across the borough's rivers is due to the introduction of new monitoring techniques and standards. The chemicals that fail are persistent and gradually accumulate in the environment. Legislation is currently in place to limit their use and a forthcoming Chemicals Strategy will set out the Government's vision for these matters.

- 6.30 There has been no further release of water quality monitoring data since September 2020. Publication of the next Thames and South East River Basin Management Plans are due to be published shortly, but were not available to report upon at the time of writing in October 2021. Updates will be provided in subsequent Authority Monitoring Reports.
- 6.31 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. It will be informed by the outcomes of the Water Cycle Study which is currently being undertaken.

## 6.4 Nitrate Neutrality

<b>Target</b>
To protect the integrity of designated and proposed European designated sites.
<b>Relevant policies</b>
EM4 (Biodiversity, Geodiversity and Nature Conservation)
<b>Outcome and key findings</b>
Thirty five planning applications (providing up to 295 dwellings and 1 unit of tourist accommodation) have had their planning decision delayed to ensure that there is no significant impact on European protected sites in the Solent.

- 6.32 The Solent water environment is internationally important for its wildlife and is protected under the Water Environment Regulations<sup>51</sup> and the Conservation of Habitats and Species Regulations<sup>52</sup> (The Habitats Regulations) with designated Special Protection Areas, Special Areas of Conservation, and potential Special Protection Areas. There are high levels of nitrogen and phosphorus entering this water environment from a variety of sources and there is evidence that these nutrients are causing eutrophication (i.e. the water is becoming over enriched with nutrients which induce excessive growth of algae and oxygen depletion). Some of the designated sites are in an unfavourable condition due to existing levels of nutrients and currently have an unfavourable conservation status as a result. The largest source of these nutrients is agricultural runoff, but a substantial proportion is from human sewage.
- 6.33 In October 2019, the council received a consultation response from Natural England (NE), in relation to a planning application for residential development in the catchment of the River Test and Itchen, advising that the

<sup>51</sup> The Water Environment (Water Framework Directive)(England and Wales) Regulations 2017

<sup>52</sup> Conservation of Habitats and Species Regulations (England and Wales) 2017 (as amended)



application could have potential significant effects on Solent and Southampton Water Special Protection Area (SPA) and Solent Maritime Special Area of Conservation (SAC). It is NE's view that an increase in wastewater from new development (any new housing and any new overnight accommodation such as hotel accommodation and major tourist facilities) is likely to have a significant effect on the internationally designated sites where the wastewater discharges into the River Test and Itchen catchments, and subsequently the Solent. Whilst it can take decades for nitrogen in the upper reaches of river catchments to reach the sea, in order to satisfy the Habitats Regulations it needs to be established that planning decisions will not make the situation worse – any increase is therefore deemed significant, however small. Following further discussions with Natural England, the council has not been issuing decisions for new residential development in the River Test and Itchen catchments unless they can be shown to be nitrate neutral via an Appropriate Assessment (to show that no additional nitrates will be discharged into the Solent as a result of the development).

- 6.34 A significant part of the borough is affected by this issue. Affected areas are those to the south-west of Basingstoke which are serviced by Southern Water wastewater treatment works (Barton Stacey, Oakley, Overton, North Waltham and Whitchurch). It also includes new development serviced by local treatment plants and septic tanks within the upper catchments of the River Test and Itchen that subsequently discharge to the Solent. This includes parts, or all, of the following parishes: Ashmansworth, Bradley, Burghclere, Deane, Dummer, Ecchinswell, Sydmonton and Bishops Green, Ellisfield, Farleigh Wallop, Hannington, Herriard, Highclere, Hurstbourne Priors, Monk Sherborne, North Waltham, Nutley, Laverstoke, Litchfield and Woodcote, Oakley, Overton, Popham, Preston Candover, Rooksdown, Steventon, St Mary Bourne, The Candovers, Whitchurch, Wootton St Lawrence.
- 6.35 Whilst this issue initially resulted in a backlog of planning applications whilst solutions to the issue were being resolved, planning permission was granted, or there was a resolution to grant planning consent (subject to legal agreement) for 6 planning applications (up to 46 dwellings) in the monitoring period. There remained some planning applications that were unable to resolve the issue within the monitoring period, with delayed decisions on 35 planning applications totalling 295 dwellings (and 1 unit of tourist accommodation). As evidenced by some of the planning applications that have been determined, proposals have started to include mitigation solutions such as the change of use of agricultural land to woodland. There are also now strategic mitigation schemes in the River Test and Itchen catchment, for which nitrate 'credits' can be purchased to enable the nutrient neutrality of development proposals.

## 6.5 Managing flood risk

Target
Development within areas of flood risk from will only be permitted if it is demonstrated to be appropriate in that location.
Relevant Policies
EM7 (Managing Flood Risk)
Outcome
<ul style="list-style-type: none"><li>No planning applications were granted permission contrary to advice from the Environment Agency (EA). The EA objected to twelve applications, three of which were granted permission. The council liaised with the EA on these applications to ensure objections were removed prior to approval.</li></ul>

- 6.36 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

- 6.37 Three dwellings were completed on sites which had land within Flood Zones 2 or 3 (areas at the highest risk of flooding). These dwellings were completed at:
- 2 dwellings at land to the north of Sherfield Road (18/00099/RES) - dwellings were not located within the flood zone as the area of land liable to flooding has been used for open space.
  - 1 dwelling Hillier's Farm Lane (17/03750/FUL) for the erection of a replacement dwelling. It was noted that there would be no increase in dwellings on site, the development would not result in greater exposure to flood risk and the footprint of impermeable buildings and hardstanding was reduced compared to the existing. Based upon this and the ability to ensure surface water is managed acceptably, the location within the flood zone was considered to be acceptable.

### Consents

- 6.38 The LPA is required to consult the EA on certain types of major applications. 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 three planning applications were granted permission. At the time the planning permissions were granted, the LPA had liaised with the EA and the objections were removed. The reasons

for the EA objections and reasons why these had been removed can be seen in Table 6.3.

*Table 6.3: Planning approvals granted where permission was granted but the EA objection had been removed*

Site Address	Planning Reference	Proposal	Reason for EA Objection	Reason for LPA approval
Keepers Cottage, 9 Baughurst Road, Ramsdell	20/01001/FUL	Change of use of land from agricultural to keeping of horses to include erection of stables	Objection based on lack of submitted information due to lack of acceptable flood risk assessment.	Environment Agency removed objection subject to the submission of new information and inclusion of a condition requiring the development to be carried out in line with the submitted flood risk assessment.
The Vyne. Vyne Road, Sherborne St John	20/00248/FUL	Demolition of existing concrete spillway and removal of pedestrian bridge at junction of Large and Lower Lake. Construction of new concrete spillway with attached eel pass within Large and Lower Lake, erection of new footbridge along with associated land raising to east and west of existing dam. Erection of new brick flood wall over bypass culvert. Re-grading of	Objection based on inadequate flood risk assessment, presence of legally protected specific and/or priority species and lack of evidence that the risks have been addressed satisfactory and works in/under/over/within 8 meters of a main river, detrimental impact on nature conservation and physical habitats.	Environment Agency removed objection due to sufficient information submitted by applicant to address concerns and inclusion of condition relating to a construction environmental management plan.

		existing banks to Large and Lower Lakes and north dam.		
Waterside, Frog Lane, Mapledurwell	20/03328/FUL	Proposed redevelopment of redundant offices (& light industrial unit) to create 2no. dwellings	Lack of submitted acceptable flood risk assessment.	Environment Agency removed objection subject to the submitted hydraulic modelling report and inclusion of a condition requiring the development to be carried out in accordance with the submitted flood risk assessment.

## 6.6 Sustainable energy and water use

Target
To encourage commercial generation of energy from renewable and low carbon resources unless there are adverse environmental, economic or social impacts.
Relevant Policies
EM8 (Commercial Renewable/ Low Carbon Energy Generation); EM9 (Sustainable Water Use)
Outcome
<ul style="list-style-type: none"> <li>Four planning applications were approved for commercial renewable energy generation with permission also granted for a number of small renewable projects and/or supporting infrastructure.</li> <li>The council requires new dwellings and large non-residential commercial buildings to meet the water efficiency standards set out in Local Plan Policy EM9.</li> </ul>

6.39 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.

6.40 Four planning applications were approved for commercial renewable energy generation. However, Policy EM8 was not used in the determination of three of these applications as they were for permitted development schemes,

which did not exceed the 1 megawatt threshold which would require planning permission/determination by LPA.

- 3 Redwood, Crockford Lane (21/00027/GPDSP) - prior approval for installation of solar panels on a commercial roof.
- Maplewood, Crockford Lane (21/00029/GPDSP) - prior approval for installation of solar panels on a commercial roof.
- Central 40 Lime Tree Way (21/00028/GPDSP) - prior approval for installation of solar panels on a commercial roof.
- Knightsbridge Farm, Newbury Road (20/01862/FUL) - installation of three 225 kW biomass boilers in existing building.

6.41 Planning permission was also granted for a number of small renewable projects and/or supporting infrastructure for energy which also required planning consent including:

- Manor Farm House, Ashe Lane (20/00600/FUL) for the erection of a Ground Mount Photovoltaic (Solar Panels) to provide carbon free electricity.
- Wood Farm, Ash Lane (20/01674/FUL) for the formation of a ground source heat pump and pipeline.
- The Green Lodge, Gangbridge Lane (19/03133/FUL) for the erection of ground mounted photovoltaic installations (solar panels) to provide carbon free electricity.
- Grays House, The Street (21/00095/HSE and 21/00096/LBC) for the installation of a 2kWp solar array consisting of 7 solar panels.
- The Cottage, Dummer (20/02553/HSE) for the installation of solar panels to south, west and east elevations of garage roof.

6.42 Smaller renewable energy installations (such as solar PV) usually do not require planning permission. 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](https://www.gov.uk/government/statistics/regional-renewable-statistics), September 2020,  
<https://www.gov.uk/government/statistics/regional-renewable-statistics>)

Date	31/12 2014	31/12 2015	31/12 2016	31/12 2017	31/12 2018	31/12 2019	31/12 2020	Change from 2019/20
Photovoltaics	1,710	1,958	2,031	2,078	2,117	2,167	2,267	+100
Wind	1	1	1	1	1	1	1	-

Anaerobic Digestion	3	4	4	4	4	4	4	-
Municipal Solid Waste	1	1	1	1	1	1	1	-
Other	3	3	3	4	4	4	4	-
Total energy generated (MWh)	35,891	81,460	55,785	69,155	69,895	74,670	74,764	+94

- 6.43 The council declared a Climate Emergency in July 2019. 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. The council have undertaken a review of the quantity of emissions emitted by the borough council itself, which amounted to 2,468 tonnes of carbon in 2018/19, the majority of which were from the council's operational fleet of vehicles. As part of the LPU the council will 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.
- 6.44 During the monitoring year, the council adopted a Climate Change and Air Quality Strategy, along with an accompanying Action Plan, in February 2021. The council undertook an Issues and Options consultation in late 2020, which included a section relating to climate change and a number of options and questions to consider how it could be included through the development of the Local Plan Update. The outcomes included strong support for climate change policies, including support for the inclusion of mitigation and adaption measures against the impacts of climate change.
- 6.45 The council is continuing to develop its evidence base for climate change, which includes the commissioning of an evidence base document to support and inform the policies within Local Plan Update. More information can be found via: [www.basingstoke.gov.uk/climatechange](http://www.basingstoke.gov.uk/climatechange)
- 6.46 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.

## 6.7 Air quality

<b>Target</b>
To ensure development is not detrimental to quality of life and does not pose an unacceptable risk to health or the natural environment.
<b>Relevant Policies</b>
EM12 (Pollution)
<b>Outcome</b>
No Air Quality Management Areas were required in the borough in the monitoring year (these are required where air quality needs to be improved due to national air quality objectives not being met). There are currently no AQMAs within the borough.

- 6.47 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 (NO<sub>2</sub>), which primarily arises from the use of vehicles.
- 6.48 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](#)<sup>53</sup> which was published in June 2020. Furthermore, the report includes details of a number of initiatives undertaken by the council in relation to improving air quality in the borough. Up to date information on national air quality is available by visiting <http://uk-air.defra.gov.uk/>.

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<sup>53</sup> [Air Quality Annual Status Report ASR 2020 \(basingstoke.gov.uk\)](#)

## 6.8 Historic environment

<b>Target</b>
To ensure development conserves or enhances the quality of the borough's heritage assets in a manner appropriate to their significance.
<b>Relevant Policies</b>
EM11 (The Historic Environment).
<b>Outcome</b>
<p>The Old Basing Conservation Area Appraisal and Management Plan SPD was adopted during the monitoring period.</p> <p>The Laverstoke and Freefolk Conservation Area Appraisal is currently being updated.</p>

6.49 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 previously produced a conservation area appraisal for each of the borough's conservation areas, and has adopted these as supplementary planning guidance<sup>54</sup>. Some small or neighbouring conservation areas share an appraisal.

6.50 The council is currently reviewing and updating the conservation area appraisals in line with a prioritisation timetable:

- Basingstoke Town Conservation Area Appraisal and Management Plan SPD<sup>55</sup> in 2015
- Kingsclere Conservation Area Appraisal and Management Plan SPD<sup>56</sup> was adopted in November 2017
- Overton Conservation Area Appraisal and Management Plan SPD<sup>57</sup> was adopted in January 2019
- Whitchurch Conservation Area Appraisal and Management Plan SPD<sup>58</sup> was adopted in December 2019.

<sup>54</sup> <https://www.basingstoke.gov.uk/conservationappraisals>

<sup>55</sup> <https://www.basingstoke.gov.uk/content/page/44210/Basingstoke%20Town.pdf>

<sup>56</sup> <https://www.basingstoke.gov.uk/content/page/60087/Kingsclere%20conservation%20Area%20Appraisal,%20Management%20Plan%20SPD%202017%20with%20Appendices.pdf>

<sup>57</sup> <https://www.basingstoke.gov.uk/content/page/59310/Overton%20Conservation%20Area%20Appraisal%20and%20Management%20Plan%20SPD.pdf>

<sup>58</sup> <https://www.basingstoke.gov.uk/content/page/61866/Whitchurch%20Conservation%20Area%20Appraisal%20and%20Management%20Plan%20SPD.pdf>



- 6.51 Two conservation area appraisals were reviewed during the monitoring period, for Old Basing which was consulted upon and adopted during the monitoring year, and Freefolk and Laverstoke where initial work on the appraisal was commenced.

*Table 6.5: Conservation areas under review during the 20/21 monitoring year*

Conservation Area	Review Status
Old Basing	Consultation with the local community took place in September 2020. The SPD was adopted in January 2021.
Laverstoke and Freefolk	The Conservation Area Appraisal and Management SPD was consulted upon outside of the monitoring period between August and October 2021.

- 6.52 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 2019<sup>59</sup>. The SPD provides detailed guidance in relation to Policy EM11 and is a material consideration in the determination of applications including listed building applications. The Heritage SPD was shortlisted for an RTPI award for 'Planning Excellence in the South East'.

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<sup>59</sup> <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

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"><li>• 11,087 m2 of gross employment floorspace was completed in the borough during the monitoring year. The net change in employment floorspace was a loss of 4,879m2. This net loss is a result of an existing site being redeveloped, meaning that space has been lost due to demolition. In the next monitoring period the new/redeveloped floorspace will count as a gain of space.</li><li>• There is 26.84 ha of available employment land in the borough (land within allocated strategic employment areas which is available for development and sites with planning permission for employment development). This is an increase of 2.39 ha compared with 31 March 2020.</li></ul>

7.2 The council monitors the creation and loss of employment floorspace, along with the amount of available employment land. These measures provide an indication of how well the local economy is functioning, and how well equipped it is to support economic growth moving forwards. It should be noted, however, that this data only provides 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 11,087 m<sup>2</sup> (gross) of new employment floorspace was completed during the monitoring year, this is slightly lower than the previous monitoring year, which saw gross completions amounting to 12,850 m<sup>2</sup>. The largest contribution to this total was 5,854m<sup>2</sup> at Plot K1 in Basing View.

*Table 7.1: Net change in employment floorspace (m<sup>2</sup>) (Source: Hampshire County Council)*

	<b>E (g) – Business</b>	<b>B2 – Industrial</b>	<b>B8 – Storage</b>	<b>B1-B8</b>	<b>Total (m<sup>2</sup>)</b>
Gross gains	5,854	0	5,233	0	<b>11,087</b>
Gross losses	0	0	0	-15,966	<b>-15,966</b>
Net change	+5,854	0	+5,233	-15,966	<b>-4,879</b>

- 7.4 The completion at Plot K1 in Basing View is particularly noteworthy and is a positive development in continuing the regeneration of Basing View and in delivering the high quality office floorspace which has been identified as being so necessary in the borough to help further develop the local economy.
- 7.5 For B8 (storage and distributions), three sites were recorded as being completed during the monitoring period. The largest was Marbaix House, Wella Road at 2,744m<sup>2</sup>. A notable loss of 15,966 m<sup>2</sup> was recorded at ITT Defence Site, however, this is only a temporary loss as the site is currently under construction and will be redeveloped to provide 3 B1, B2 and B8 units (resulting in a small net gain of 1,436 m<sup>2</sup>). The completion of these units will be recorded in future monitoring reports. These development are reflective of the continued strength of the industrial and logistics markets within the borough.
- 7.6 A notable amount of employment floorspace was lost during the monitoring period, most of it to residential use, with the permitted development rights continuing to play a key role. 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
<b>Loss of floorspace through office to residential permitted development</b>					
<b>18/0150 4/GPDO FF</b>	Innovation Court, New Street	Change of use from B1a to 46 dwellings	2817	N	Permitted development, so principle automatically acceptable.
<b>17/0103 1/GPDO FF</b>	Wakeford Farm House, Aldermaston Road	Change of use of B1a to a dwelling	250	N	Permitted development.
<b>17/0013 5/GDPO FF</b>	32 Copenhagen Court, New Street	Change of use from B1 offices to 38 flats	1725	N	Permitted development.
<b>19/0343 2/GDPO FF</b>	22-24 first and second floors, Winchester Street	Change of use of B1a offices to 4 duplex apartments	218	N	Permitted development.
<b>20/0192 6/GPDO FF</b>	Ashwood Park, Ashwood Way	Change of use from B1a office to 133 flats	6705	Y	Permitted development.
<b>17/0299 7/GPDS TD</b>	Pamber Farm, Barn 2	Change of use of a storage building to three dwellings.	337	N	Permitted development.

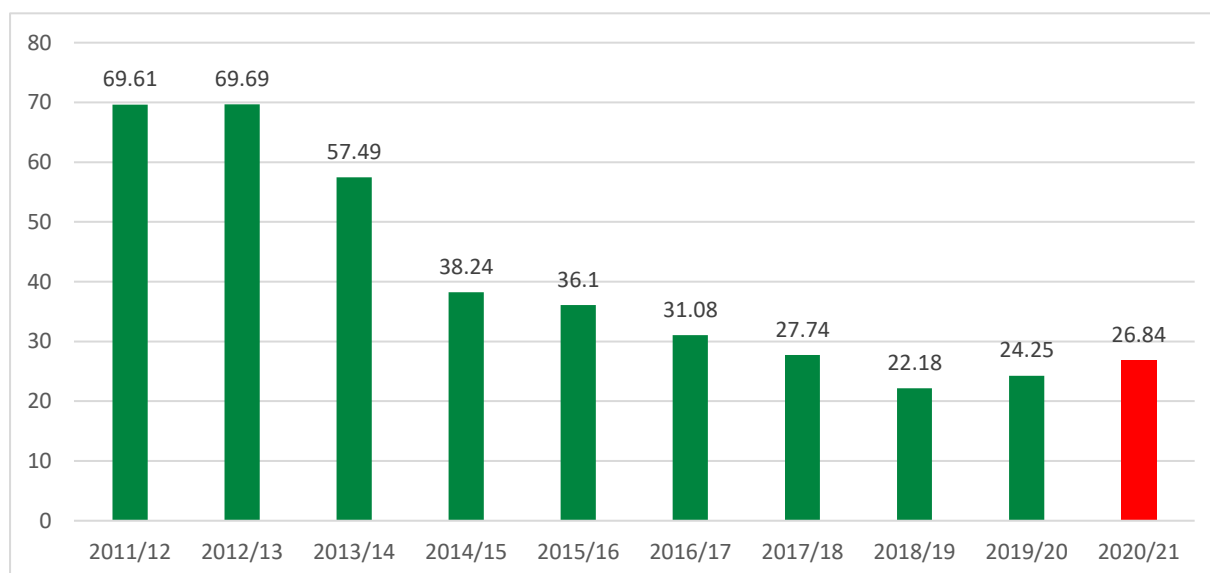
## Employment land availability

- 7.7 The amount of available employment land (vacant land within allocated strategic employment areas, and land with planning permission) at 31 March 2021 was 26.84 ha, a slight increase (2.39 ha) when compared with the previous monitoring period (24.25 ha). This is the second year that it has increased.
- 7.8 This increase is largely derived from the consent granted at the ITT Defence site in Viabes. This counts as available land and, being a large site, is a notable increase, amounting to 4.54ha. However, this is a redevelopment of an existing site and would only deliver 1,346 m<sup>2</sup> additional floorspace, which is a relatively small amount in the context of employment land (to put it in context the ALP requires the provision of 122,000 sqm of B8 floorspace).

*Table 7.3: Comparison of the total amount of employment land available by type in 2017, 2018, 2019, 2020 and 2021 (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 <sup>60</sup>	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
March 2020	3.87	8.20	0	0	0.64	2.85	8.69	24.25
March 2021	4.17	6.36	0	0	0.64	1.97	13.70	26.84

*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)*



7.9 Although there has been a slight increase in available employment land, it remains relatively low when compared with previous years, as illustrated by the graph above. In many respects this reflects the lack of new employment allocations in the ALP, which in turn is a reaction to the broader economic

<sup>60</sup> March 2016/17 data adjusted to take account of reclassification of Logistics City, Houndmills as available.

conditions of the local economy, which are not generally supportive of significant new employment allocations, with the exception of storage and distribution. This is for a variety of reasons, but for office floorspace it is mainly owing to rental values being too low to support speculative development. Moreover, there is scope for encouraging the revitalisation of the borough's existing employment areas and there is evidence that this is happening in relation to both office and industrial sites, as evidenced by new development in Basing View and the redevelopment of the ITT Defence site.

- 7.10 The exception to the above is the need to provide land for storage and distribution floorspace, as this need cannot realistically be met by the council's existing Strategic Employment Allocations. The ALP contains a policy against which relevant applications for storage and distribution floorspace can be considered outside allocated employment areas. Outside the monitoring period a significant outline application for up to 271,000 sq m of logistics floorspace was refused in relation to a site called Oakdown Farm at Junction 7 (20/02162/OUT). The full application for a smaller part of the site, encompassing 217,954 sq m, was also refused by Development Control Committee on 27 October (20/02586/FUL).
- 7.11 In order to support the Local Plan Update the council has commissioned a new Economic Needs Assessment (Economic Needs Assessment). This will be published in due course and is likely to show a need for additional employment land over the plan period. This is a reflection of the limited amount of available employment land, as referred to above, and the strength of the local economy, which means that there is a need for additional land to support economic growth.

## Vacancy rates

- 7.12 Three years ago the 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). The draft ENA includes updated vacancy figures for the different sectors. For the industrial sector, vacancy has fallen to 2.6%, well below the level normally considered appropriate for a healthy market, which is 7.5% (known as churn). For office stock the vacancy level is 7.2%, marginally below the churn level. The significant fall in office vacancy is a reflection of the considerable amount of office floorspace which has been lost to residential conversion as a result of the permitted development rights, though this has had the benefit of removing a lot of lower quality office space. The tightness of the employment floorspace market reinforces the points made above regarding the need for the LPU to consider allocating land for new employment floorspace.

## 7.2 Job creation

<b>Target</b>
The Local Plan will aim to support the creation of between 450-700 (net) jobs per annum.
<b>Relevant Policies</b>
EP1 (Economic Growth and Investment).
<b>Outcome</b>
Covid-19 and the associated restrictions and economic ramifications have had a significant short-term impact on employment levels. The result has been that the previous job growth over the plan period was reversed in the past monitoring year. However, the significant reduction in unemployment levels in recent months suggests that the local economy is already starting to rebound strongly.

- 7.13 The Local Plan includes a job target range of between 450-700 net new jobs per annum over the plan period. This was based on past trends, derived from the Business Register and Employment Survey (BRES) and employment projections, with the past BRES trends reflected in the lower end of the range and employment projections informing the higher end.
- 7.14 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, to a certain extent, the results are indicative of trends rather than necessarily providing precise details of actual numbers. In order to smooth out the year on year fluctuations inherent in the data due to sampling variability, a 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 In addition, it should be noted that BRES covers a different time period to the AMR, namely September to September, and the data release each year is for the previous year, i.e. the data released in November 2021 is for September 2019 – September 2020. This is significant for this monitoring period as it means that the BRES data reflects a period of time when the Covid-19 pandemic was having a major impact upon the economy. Furthermore, it doesn't include the more recent period when the economy has been rebounding.
- 7.16 The comparison of year-on-year data is further complicated by 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.

- 7.17 Over the monitoring year there was a moderate decrease in the number of employees and people in employment, in terms of the single year figure (when compared with last year), however not when using the 3 year rolling average.
- 7.18 In terms of seeking to understand the slight decline in the BRES results, nationally the Covid-19 pandemic influenced increases and decreases in employee estimates as increases were shown in industries responding to the pandemic, whereas decreases were shown by the industries where restrictions impacted upon them. Nationally, the estimated number of employees in the UK decreased by 1.9% between 2019 and 2020, mainly driven by the private sector which fell by 2.7% (public sector employees increased by 2.1%). The largest increase in employees by industry was health, whilst the largest decrease by industry was accommodation and food services<sup>61</sup>.
- 7.19 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, 2021<sup>62</sup>)*

Year	Employees (annual)	Annual change in employees	Employees (3 year moving average)	Employment (annual)	Annual change in employment	Employment (3 year moving average)
2009	82,900			86,100		
2010	82,700	-200		85,500	-600	
2011	84,100	1,400	<b>83,233</b>	87,400	1,900	<b>86,333</b>
2012	80,400	-3,700	<b>82,400</b>	83,000	-4,400	<b>85,300</b>
2013	82,700	2,300	<b>82,400</b>	85,800	2,800	<b>85,400</b>
2014	78,200	-4,500	<b>80,433</b>	80,800	-5,000	<b>83,200</b>
2015	80,200	2,000	<b>80,367</b>	82,200	1,400	<b>82,933</b>
2016	83,400	3,200	<b>80,600</b>	85,700	3,500	<b>82,900</b>

<sup>61</sup><https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/employmentandemployeetypes/bulletins/businessregisterandemploymentsurveybresprovisionalresults/provisionalresults2020>

<sup>62</sup> Source: [Employees in the UK - Office for National Statistics \(ons.gov.uk\)](https://www.ons.gov.uk/peopleinwork/employeesandemployers/bulletins/employeesintheuk)

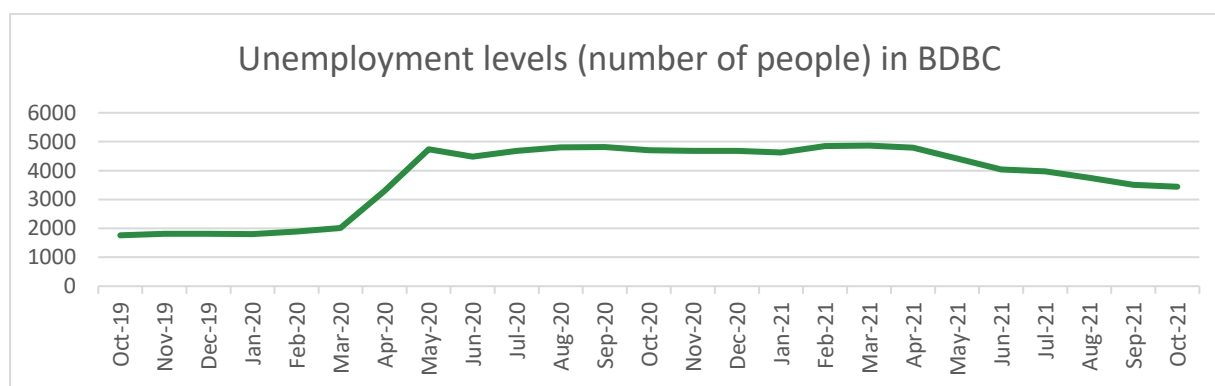


2017	82,000	-1,400	<b>81,867</b>	84,500	-1,200	<b>84,133</b>
2018	86,700	4,700	<b>84,033</b>	89,100	4,600	<b>86,433</b>
2019	86,000	-700	<b>84,900</b>	88,100	-1,000	<b>87,233</b>
2020	84,300	-1,700	<b>85,667</b>	86,700	-1,400	<b>87,967</b>

## Unemployment

- 7.20 Over the monitoring period, unemployment rose from 2,015 (3%) in March 2020 to 4,850 (4.4%) in March 2021<sup>63</sup>. Clearly this is a reflection of the impact of the economic consequences of Covid-19 and the associated restrictions imposed on economic activity and the inevitable economic uncertainty throughout this period. This has significantly impacted upon the job growth figures for the current monitoring period and distorts the previously healthy level of job growth and low levels of unemployment, over the plan period.
- 7.21 The level of unemployment has fallen significantly in recent months and in October 2021 was down to 3,445 (3.1%). This amounts to a fall in the unemployment level of 1,395, meaning that approximately half of the increase in unemployment since March 2020 has already been recovered. At the same rate, the employment market would return to pre-covid levels by the middle of next year.
- 7.22 As can be seen from the graph below, the level of unemployment was both low and stable prior to the pandemic. It increased significantly very quickly when the pandemic hit, but has started to fall quickly since the Spring. The economy is showing clear signs of rebounding strongly and this will be reflected in future BRES data.

*Figure 7.2 unemployment levels in the borough from October 2019 – October 2021<sup>64</sup>*



<sup>63</sup> NOMIS – Unemployment (Model-based) (March 2020/March 2021).

<sup>64</sup> Taken from National Office of Labour Market Statistics 17 November 2021:

<https://www.nomisweb.co.uk/reports/lmp/la/1946157300/report.aspx#tabwab>

- 7.23 As has been referred to above, the council has commissioned a new ENA, which will support the LPU. This will provide an opportunity to assess the local economic situation in detail and gain an understanding of how the LPU can help address relevant economic issues such as the provision of new employment floorspace to support economic growth and provide additional employment opportunities.

## 7.3 Basing View

Target
Basing View will be protected as a high quality employment site for business 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"> <li>Plot K1 was completed during the monitoring period for 5,854 m2 new office floorspace. Planning applications were approved for major and minor applications within Basing View which contribute to the regeneration process..</li> </ul>

- 7.24 The ALP identifies the aim to regenerate Basing View as a '21<sup>st</sup> 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 specifies the types of uses that will be permitted in each area.
- 7.25 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 in the long term future of Basing View. The site was designated as an Enterprise Zone on 1 April 2017.
- 7.26 5,854 m2 of new office floorspace was completed during the monitoring year. This was completed at Plot K1 (also known as Sienna Building) and the building was pre-let to Eli Lilly and Company during construction. This completion helps to maintain the momentum behind the regeneration of the business park, providing high quality office accommodation. A new hotel on Plot W (17/04186/FUL) in the mid-town sub-area of the site, was completed during the previous monitoring year. This opened in February 2021 and provides 153 bedrooms and supporting facilities including a business hub, health and fitness club, bar, restaurant and coffee shop.

7.27 Two planning applications were approved within Basing View for improvements to existing buildings or to support existing infrastructure:

- Southern Cross, Basing View (20/02833/FUL) for the installation of external wrap cladding and a proprietary rain-screen system. Erection of new lobby and delivery bay, replacement of car parking spaces, shower and locker facilities for all staff, secure storage and enclosed compound for wheeled bin storage. Erection of 1.8m high perimeter security fencing and gates.
- Da Vinci House, Basing View (21/00225/FUL) for the proposed new glazed entrance and canopy and signage.

## 7.4 Retail

Target
To support the vitality and viability of designated centres.
Relevant Policies
EP3 (Town, District and Local Centres)
Outcome
<ul style="list-style-type: none"> <li>• No new retail floorspace was completed over the monitoring year.</li> <li>• 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. Permission was granted for the redevelopment of Chineham shopping centre.</li> </ul>

7.28 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.

7.29 In December 2020, the council completed a new [Retail and Main Town Centre Uses Study](#). This included a telephone survey of more than 1000 households across the borough to identify their shopping and leisure patterns; a street interview survey of almost 500 shoppers in Basingstoke Town Centre to understand the relative attraction, performance, vitality and viability of the town; and a pedestrian count in six locations across the town. This information will be used to inform the policies in the Local Plan Update.

- 7.30 The council also started work on a [strategy for the future of Basingstoke town centre](#). This aims to create a vision and masterplan to boost the vitality of the town centre and support post-pandemic recovery.
- 7.31 During the monitoring year, changes were made to the Use Class Order which resulted in the creation of a new Use Class E (Commercial, Business and Service). This included Retail (formerly A1 – except some local shops, which now fall within Use Class F2), Financial and Professional Services (A2), Café or restaurant (A3), and a number of the former B-class and D-class uses. This means that some proposals that would previously have required planning permission and would have been judged against Policy EP3, no longer require consent and will not be covered by the policy.

## Completions

- 7.32 No new retail floorspace was constructed over the monitoring year.

## Consents

### Changes to retail floorspace in designated centres

- 7.33 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’.
- 7.34 This is supported by the Planning Practice Guidance (updated in July 2019) which notes the structural changes taking place in the economy and stresses the importance of planning supporting necessary adaption and change. It highlights the need for flexibility as a range of complementary uses can support the vitality of town centres including residential, employment, office, commercial, leisure/entertainment healthcare and educational development.
- 7.35 Within Basingstoke town centre’s primary shopping area, Policy EP3 encourages proposals for shops (formerly Use Class A1) and allows other (former) A-class uses where they would not undermine the vitality or the viability of the frontage, or give rise to unacceptable environmental or public safety impacts. Within secondary frontages, proposals for other main town centre uses may also be allowed where they support the cultural and historic offer of the frontage.
- 7.36 The following change of use planning applications were approved in Basingstoke town centre (all within secondary frontages). Only one of these applications resulted in the loss of a retail use and the impact was determined to be acceptable.

*Table 7.5: Applications approved in Basingstoke Town Centre*

Application reference	Location	Proposal
20/02326/FUL	29 Wote Street	CofU from barbers (A1) to takeaway (A5)
20/02148/FUL	11 Wote Street	CofU from betting shop (sui generis) to gaming centre (sui generis)
21/00100/FUL	Unit 3, Crown Heights	CofU from day nursery to mixed use E(a), F2(a) and sui-generis (food bank and wellbeing centre)

- 7.37 Outside the town centre, a significant retail application was approved for the redevelopment of Chineham Shopping Centre (18/03417/FUL). The proposal involved the creation of approximately 9,000sqm of additional floorspace within a reconfigured facility with enhanced retail, community and leisure facilities. A summary of the floorspaces proposed is set out in table 7.6 below:

*Table 7.6: Breakdown of floorspace within the redevelopment of Chineham Shopping Centre*

Use Class	Type of use	Existing floorspace (GIA sqm)	Proposed floorspace (GIA sqm)
A1	Retail	19,451	21,166
A2	Financial and professional services	294	0
A3	Restaurants and cafes	0	704
A5	Hot food takeaways	301	198
B1	Offices	961	89
C1	Hotel	0	2,438
D1	Non-residential institutions (Library)	136	136
D2	Assembly and leisure	0	1,114
Other	Flexible A1/A2/A3/A4/A5	0	1,847
	Flexible B1/D1	0	1,731
	Other (Sui generis)	229	694
Total		21,372	30,117

- 7.38 An application was also approved for the change of use of a restaurant to a shop within the Centre Boundary of Kingsclere (10-12 George Street, 20/00057/FUL).

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

- 7.39 A number of other retail-related planning applications were approved in out-of-centre locations. Whilst these did not permit additional retail floorspace,

they varied the amount or type of goods that could be sold and required assessment against the sequential and impact tests. These included a betting shop and an electrical goods retailer on units at St Michael's Retail Park.

## 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"> <li>44 planning applications were granted that supported economic development in the countryside.</li> </ul>

- 7.40 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
20/00378/FUL	Land At Polhampton Lodge Stud, Kingsclere Road	Erection of stable block comprising eight stables in Upper Yard area.
20/00661/FUL	Greenacres Nursery Aldermaston Road	Erection of light industrial building (B1(c) Use) subdivided into 3no. units.
20/00764/FUL	Daisy Chain Nursery Carpenters Down	Single Storey addition to include new classroom and kitchen to existing day nursery.
20/02307/FUL	Storage Building At Polhampton Farm, Polhampton	Change of use of agricultural building to a B8 storage use and siting of a portable office unit.

19/02977/FUL	Land At Pamber Farm, Bramley Road, Little London	Change of Use of Land and Buildings from Agricultural/Storage & Distribution (Use Class B8) for use as a landscaping contractor business (Sui Generis) (part retrospective).
20/01992/FUL	Woolton Hill Sports Club, Woolton Hill	Construction of Floodlit Porous Macadam Mini-Tennis Court with 2.0m high Perimeter Fence including 4.5m high Padel Section and a 5m high lighting column.
20/02143/FUL	Park House Stables Winchester Road	To build a 60m x 50m outdoor all weather arena with fence enclosure for training horses at Park House Stables.
20/00818/FUL	Land Part Of Heron Down Farm, Hurstbourne Tarrant	Erection of a steel portal framed building for use as general purpose store, together with a concrete apron, hard standing road and a 3 meter wide area of hard standing around perimeter of building.
20/02501/FUL	M3 Self Storage, North Waltham Business Centre, Winchester Road	Provision of additional self-storage containers above existing storage containers and on east and west extension to existing storage container area, additional 5 visitor parking spaces.
20/00245/FUL	Tennis Courts, Laverstoke Lane, Laverstoke	Increasing the height of both the existing 2m high tennis practice wall and side netting by 0.75m to 2.75m.
19/01673/FUL	Manor Farm, Upton Grey	Change of use of agricultural buildings/structures to a flexible use within classes B1 (office/light industrial), B2 (general industrial) and B8 (storage or distribution). Demolition of outbuildings 2, 3 and 7 and 2 no. silos.
21/00159/HSE	Plough Inn, Ashmansworth	Conversion of an existing garage/workshop into habitable space. Creation of an internal mezzanine and installation of 2 no. roof lights and 1 no. stainless steel twin flue.
19/03103/RET	Half Way Up, Stoke	Erection of buildings to form boiler house, and open timber store, store and workshop and implement shed.
20/02847/FUL	The Carnarvon Arms , Burghclere	Erection of timber and glazed free-standing pergola to cover walkway, associated lighting, new timber fence and gate.
20/01290/FUL	The Wood Yard, Stoke Hill	Erection of a light industrial building for B1c/B2 use following removal of existing building and alterations to parking.
20/01989/FUL	Candover Valley Store, Preston Candover	Extension to existing refuse compound.
20/03462/FUL	Laverstoke Mill, The Bombay Sapphire Distillery	Internal and external alterations to existing building as part of visitors' experience improvements.

20/01232/HSE	Woolton House, Woolton Hill	Reconstruction and extension of fire damaged log store building to form secure garage and storage areas with estate office and staff facilities within the roof space.
20/01321/FUL	Mulberry Hill, Baughurst	Demolition of existing outbuildings and stables. Erection of replacement storage barn.
20/01674/FUL	Wood Farm, Silchester	Formation of a ground source heat pump and pipeline.
20/00541/FUL	Yew Tree Farm Garden Centre, East Woodhay	Extension to existing retail and cafeteria building.
21/00426/FUL	Home Farm, Headley	Erection of an outbuilding for storage of associated machinery, equipment, feed and other materials required to maintain livestock effectively.
20/02568/FUL	Barn At Wedgewood, Tothill Burghclere	Removal of pig arks and construction of barn extension for animal housing.
20/00492/FUL	Watership Down Stud, North Sydmonton	Erection of replacement stables, isolation stables, horse walker, hay barn, loading ramp, new foaling building, 1 no. 4 bedroom dwelling to form grooms house and 2 no. 1 bedroom dwellings to form staff accommodation.
19/03128/FUL	Home Farm , New Street, Stratfield Saye	Change of use of agricultural building to B1 offices and erection of a two storey entrance extension. Associated landscaping and car parking.
20/01665/FUL	Farm Store At Springfield, Headley	Erection of detached barn/store for farm machinery and other equipment.
20/00490/FUL	Dummer Down Farm, Dummer	Erection of new industrial building, following demolition of existing barn, for the production of beer and the selling of beer and food.
20/02730/FUL	Sherfield Oaks Golf Course, Sherfield-On- Loddon	Refurbishment of Sherfield Golf Club House to include 3no. sets of new bifold doors out to patio, 2no. new windows to provide garden service, polycarbonate roof to existing pergola, extension of patio and sail cloth shade coverings.
20/03024/RET	Wolverton Park, Ramsdell Road	Use of a building as a farm shop and butcher's shop, with associated external alterations.
18/02954/FUL	Lower Farm , Basingstoke Road, Ramsdell	1 new grainstore with grain drying facilities, associated hardstanding to provide safe access, demolition of existing redundant buildings, relocation of fertiliser storage tanks, construction of weighbridge and



		construction of approximately 2171m of farm access tracks.
20/03520/FUL	Sydmonton Farm House, Burghclere	Creation of 2 no. all weather paddocks in place of existing grass paddock.
20/00408/FUL	Land At The South Side Of Yew Tree Cottage, Binley	Erection of a 4 bay timber agricultural storage building.
19/02528/FUL	The Plough, Little London	Conversion and extension of outbuildings and garage to 5 no. letting rooms. Conversion of barrel store to games room and conversion of roof space above to bedroom and erection of rear orangery.
20/00493/RET	Sandford Springs Hotel And Golf Club	Change of use of open space to overflow car park.
20/01911/FUL	Land West Of Church Road, Baughurst	Erection of staff bungalow in association with extant glamping site.
20/00312/FUL	Laverstoke Mill, The Bombay Sapphire Distillery	Installation of a new electric sliding gate at end of service road, between buildings 22 and 26.
20/00300/FUL	Nutkins Farm, Kingsclere	Construction of all-weather riding arena enclosed with 1.5 metre high fence with gate
20/01835/FUL	Southfield Farm, Whitchurch	Erection of five industrial units to replace fire damaged buildings.
19/02956/FUL	Land At Sungrove Farm, East End	Demolition of existing farmhouse and erection of mixed use building comprising of Farm Shop, Bakery, Gift Shop and Plant Nursery (A1), Cafe/Restaurant (A3) and lecture/educational space (D1).
20/02749/FUL	The Calleva Arms Silchester	A temporary erection of a marquee in the existing pub garden.
20/01964/FUL	Unit 1, Dummer Down Farm, Dummer	Change of use from B1 to continued use of B1 and A3 (Cafe) to Unit 1, 2 and 3.
20/00246/FUL	Country Garden Buildings, Turgis Green	Erection of 5 no. B1a office cabins and change of use of existing storage building from Sui Generis to storage (B8) including revised access/parking arrangements and associated works (part retrospective).
20/02528/FUL	Avenue Nurseries Garden Centre, Lasham	Erection of a warehouse building.
20/01064/FUL	Land West Of Oakley Lodge, Oakley	Construction of a pumping station to serve Oakley Hall Hotel and its associated facilities on existing agricultural land owned by Oakley Hall.

- 7.41 One planning application for an employment use was refused in a rural location (outside of the SPB) during the monitoring year and this is 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
19/03353/FUL	Cottismore Garden Centre Newbury Road Kingsclere	Change of use from a garden centre to a secure storage for hire facility using up to 195 mobile shipping containers, with 2.4m high gated access, 1.8m high security fencing and boundary screening	The proposal was refused for two reasons, the first was due to harm to landscape character and the visual amenity of the area, which would not be outweighed by any economic benefits or through the delivery of employment to the area and neighbouring amenity. Furthermore, it was considered that the proposed development, owing to both the nature and type of vehicles (HGV's) using the access road, would result in a development that cannot be carried out without it leading to detrimental impacts upon highway safety, with particular regard to the access arrangements on to the A339.

- 7.42 Policy EP5 (Rural Tourism) supports proposals for tourism development in the countryside, provided they meet the appropriate criterion in the policy. Planning applications approved which related to rural tourism applications are listed in Table 7.9 below.

*Table 7.9: Applications approved relating to Rural Tourism*

Planning Application reference	Site Address	Proposal	Reason for decision
20/00493/RET	Sandford Springs Hotel And Golf Club, Kingsclere Road	Change of use of open space to overflow car park	The application sought planning permission to provide an overflow car park, primarily to serve the existing driving range, but also for use by the both the hotel and clubhouse when required and allow users to park which would result in a higher capacity at the venue and offer an increased offer.
20/01064/FUL	Land West Of Oakley Lodge, Rectory Road,	Construction of a pumping station to serve Oakley Hall Hotel and its associated facilities on	The pumping station would serve Oakley Hall Hotel and would have no impacts to nitrates, trees, or heritage.

	Oakley	existing agricultural land owned by Oakley Hall	
19/02528/FUL	The Plough, Silchester Road Little London	Conversion and extension of outbuildings and garage to 5 no. letting rooms. Conversion of barrel store to games room and conversion of roof space above to bedroom and erection of rear orangery.	The letting accommodation would be located to the rear of the existing pub and would accommodate in total 5 rooms. The principle of development was considered acceptable as the proposal would extend and expand an existing rural business and facilitate a need for such accommodation.
20/00310/FUL	Laverstoke Mill, The Bombay Sapphire Distillery, London Road	Installation of a new copper still; demolition of internal stair; extension of the mezzanine floor platform to provide access to new still; provision of 1 single louvre panel to the existing elevation of Building 14 'Still House'	Laverstoke Mill is operated as a distillery for the production of Bombay Sapphire gin, and as a tourist attraction providing distillery tours. The Mill site functions as a flagship for the brand. It has been functioning in this way since 2014. The installation is intended to facilitate the expansion of distilling operations at the site and enable increased production and manufacturing on site.
20/03462/FUL	Laverstoke Mill, The Bombay Sapphire Distillery, London Road	Internal and external alterations to existing building as part of visitors' experience improvements.	The proposal relates to part of the visitor centre which includes the Former Wheel House and Glazing House. The proposal was considered necessary to provide enhanced facilities to visitors which would help to ensure the continuing viability of an established visitor attraction which contributes to the rural economy and to rural tourism

## 7.6 Leisure

<b>Target</b>
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.
<b>Relevant Policies</b>
SS9 (Basingstoke Leisure Park)
<b>Outcome</b>
<ul style="list-style-type: none"> <li>No planning applications were submitted on the Leisure Park site during the monitoring year.</li> </ul>

- 7.43 Basingstoke Leisure Park is the borough's prime leisure destination. The site is owned and managed by the council. Policy SS9 designates the Park as a focus for new and improved recreation and leisure facilities with the potential to attract visitors from across the borough and the wider area. No planning applications were submitted on the site during the monitoring year.

## Section 8: Infrastructure

### 8.1 Facilities and services

<b>Target</b>
To protect, provide and improve facilities and services where they are required.
<b>Relevant Policies</b>
CN7 (Essential Facilities and Services), CN8 (Community, Leisure and Cultural Facilities)
<b>Outcome</b>
<ul style="list-style-type: none"> <li>39 planning applications were granted that would result in additional or enhanced community facilities or local services.</li> <li>3 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.</li> </ul>

8.1 The retention and improvement of essential facilities and services is a key issue, particularly for residents outside Basingstoke Town, who generally have more limited access to facilities. 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
20/00701/FUL	Unit 1 And 2, 69A The Street, Old Basing	A2 (Estate Agency)	Sui-generis (Beauty Salon)	Y	The proposed change of use is to enable more accommodation for the neighbouring unit, Unit 1, The Topiary (Beauty Salon) whereby no additional built form is proposed, therefore it was considered acceptable.

21/00100/FUL	Crown Heights, Unit 3, Alencon Link	Day Nursery	Retail and Sui generis well-being and meditation centre	Y	<p>The proposal sought planning permission for the change of use from an existing children's day nursery use to a mixed Class E(a) (retail) and F2(a) (Local Community – shops) and sui generis wellbeing and meditation centre. The use would comprise a food bank and wellbeing centre for the community.</p> <p>The facility was deemed redundant as it was currently vacant and it was also deemed that the community use was being retained and the proposal could be considered a more widely beneficial community use.</p>
19/03257/RET	54 Southern Road, Basingstoke	B1 (office)	A1 (hairdresser)	Y	The premises would still provide an employment use and there were no strong economic reasons as to why class A1 use would be unacceptable, particularly given the close location to Basingstoke Town Centre.
20/03003/FUL	168 Kempshott Lane, Basingstoke	C3 (dwelling house)	C2 (residential institution)	Y	The application site comprises an existing residential dwelling. The proposed development would change the use and thus increase the capacity of the site, providing 6no. assisted living units. Supporting information was provided with the application which indicates that there is a need to provide the type of accommodation proposed for 6no. individuals who are considered to be at risk, who currently don't have a residence due to lack of capacity for such accommodation. The proposal would provide an essential facility and would result in increased capacity within the Borough for this type of specialist accommodation.
20/01964/FUL	Unit 1, Dummer Down Farm, Duxford Lane	B1 (office)	B1 and A3 (café)	N	The application sought planning permission for the change of use of units 2 and 3 from B1 (workshop and ancillary office) to a Café (Use Class A3). Unit 1 would remain in B1 use. Whilst the proposed development would result in the loss of a unit in the B class use, the site is not located within any identified Strategic Employment Area or SPB, and had a previously

					establishment on site and would be reinstating that use.
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*Table 8.2: Approved applications for new and enhanced facilities and services*

<b>Planning application reference</b>	<b>Site Address</b>	<b>Proposal</b>	<b>In settle ment ?</b>	<b>Reason permitted</b>
20/00343/FUL	St Thomas Church, Woolton Hill	Creation of new pathways through lower churchyard	N	The key facility/service (which is the place of worship) is to be retained and the proposal would improve the public experience for those attending the burial ground and therefore meet the criteria in policy CN7.
20/00545/FUL	St Leonards Church, Oakley	Repairs to the roof of the North Aisle and replacement of lead with terne-coated stainless steel	N	Place of worship is to be retained and the proposal would ensure the preservation of the place of worship and therefore meet the criteria in policy CN7.
19/03049/FUL	Sherfield School, Sherfield On Loddon	Construction of new swimming pool and pool building.	N	Proposal would provide a safe and usable facility for sport in all weathers and allow for the school to host swimming lessons on site and therefore meet the criteria in policy CN7.
20/00931/FUL	Tadley Common Methodist Church, Newchurch Road, Tadley	Construction of 15 no. car parking spaces on open space grass area at the side of the church building.	Y	Place of worship is to be retained and the proposal would improve the facilities for the existing church members and therefore meet the criteria in policy CN7..
20/00449/FUL	16 High Street, Overton	Installation of new timber shopfront and alterations to fenestration	Y	The proposal would replace the existing timber shopfront with a new one and was considered to be acceptable in principle as it would meet the criteria in policy CN7.
20/00591/FUL	Allotments, Elizabeth Road, Basingstoke	Siting of a wood cabin for use as a workshop/classroom.	Y	Proposed use is for an educational facility and would be enhancing the existing educational facilities on the site and therefore meet the criteria in policy CN7.

20/01992/FUL	Woolton Hill Sports Club, Woolton Hill	Construction of Floodlit Porous Macadam Mini-Tennis Court with 2.0m high Perimeter Fence including 4.5m high Padel Section and a 5m high lighting column.	N	The proposal would help to retain and maintain the existing facility which is a valued community/leisure use and would allow sports to be undertaken beyond daylight hours and improve the quality of the facility and therefore meet the criteria in policy CN7.
20/00245/FUL	Tennis Courts, Laverstoke	Increasing the height of both the existing 2m high tennis practice wall and side netting by 0.75m to 2.75m	Y	The tennis courts would be retained and the proposal would improve the facilities available on site.
20/01431/FUL	Daneshill School, Stratfield Turgis	Retention of temporary car park with associated earth banking to perimeter and landscaping works	N	Proposal seeks to retain the temporary car park and therefore improve and maintain existing facility which is used by the essential facility (school).
18/03417/FUL	The Chineham District Centre, Chineham Shopping Centre, Chineham	Erection of buildings for flexible Class A uses, Class A3 restaurant and cafe uses, Class C1 hotel use, Class D2 assembly and leisure uses and flexible Class D1 non residential institution/Class B1 business use.	Y	Proposal includes D1 facilities which is supported by CN8 and would support the vitality and viability of the centre.
20/00434/FUL	Hampshire FA Headquarters, Winklebury Way, Basingstoke	Erection of single storey extension to the existing main stand	Y	Proposal would provide an additional officials changing room and therefore improve the offer at the existing sports facility.
20/01140/FUL	St Annes Catholic Primary School, Basingstoke	Construction of play equipment in school field to include replacement KS1 and KS2 Adventure Trail	Y	The proposal would enhance the range of play facilities available on site, which was considered consistent with the requirements of the policy.
20/01036/FUL	Bramley Village	Resurfacing of existing car park serving Bramley Village Hall, including the improvement of drainage and	Y	Proposal seeks to retain the existing village hall and would improve and maintain the existing facilities and therefore



	Hall, The Street	rainwater management on the site.		meet the criteria in policy CN7..
20/00490/FUL	Dummer Down Farm, Duxford Lane, Dummer	Erection of new industrial building, following demolition of existing barn, for the production of beer and the selling of beer and food	N	Proposal would support the wider farmstead and improve the existing facilities.
20/02730/FUL	Sherfield Oaks Golf Course, Sherfield -On- Loddon	Refurbishment of Sherfield Golf Club House to include 3no. sets of new bifold doors out to patio, 2no. new windows to provide garden service, polycarbonate roof to existing pergola, extension of patio and sail cloth shade coverings.	N	The proposed development seeks to refurbish the existing community facility (the golf clubhouse) and would retain the existing facility.
20/01606/FUL	Cranbourne Secondary School, Wessex Close	Construction of swimming pool hall with surface extension and new design following demolition of existing pool and building	Y	The proposal would replace the existing swimming pool hall with a new/replacement facility and therefore improve existing facilities.
20/02515/FUL	North Hampshire Hospital, Alderaston Road	Extension to the VIE (vacuum insulated evaporator) plant compound to include extended concrete base and fencing	Y	Proposal is for an extension to provide additional oxygen vessels, which will contribute to the effective, efficient and ongoing operation of the hospital and vital community service it provides.
20/00848/FUL	St Marks Church, Homesteads Road	Installation of disabled access ramp to Church	Y	Place of worship is to be retained and the proposal would improve the facilities for the existing church members and therefore meet the criteria in policy CN7..
20/03349/FUL	Tadley Dental Care, Newchurch Road	Erection of first floor roof extension, relocation of existing external fire escape stairs and internal alterations	Y	Proposed extension would provide additional floorspace for staff members including a meeting room, staff room and changing facilities and alterations would provide better access for disabled patients therefore improving existing facilities.

20/01828/FUL	Woolton Hill Sports Club	Replacement of the existing lighting heads to LED for the existing 4 no. columns and installation of 2 no. new 10m high lighting masts with LED heads	N	Existing sport facility is to be retained and the proposal would enable lit sports to be undertaken beyond daylight hours and subsequently improve the quality of the facilities available to the public.
19/02528/FUL	The Plough, Silchester Road	Conversion and extension of outbuildings and garage to 5 no. letting rooms. Conversion of barrel store to games room and conversion of roof space above to bedroom and erection of rear orangery	N	The letting accommodation is located to the rear of the pub and would accommodate five rooms and improve the existing provision and offer that the rural pub currently offers.
20/00493/RET	Sandford Springs Hotel And Golf Club, Kingsclere Road	Change of use of open space to overflow car park	N	The proposal seeks to improve the existing car parking provision and would provide parking to serve the existing driving range as well as the hotel and clubhouse when required.
20/00354/FUL	105-107 Cliddesden Road, Basingstoke	Erection of external structures associated with children's nursery including buggy store, bin store, outdoor classroom, play structure and storage shed (part retrospective)	Y	The proposal would provide supporting infrastructure for the new nursery and therefore improve the facilities.
20/03531/FUL	St Johns C Of E Primary School, Kingsmill Road	Provision of all-weather multi-use games area (MUGA)	Y	Proposed MUGA would serve the existing school and improve the facilities for its pupils and therefore would enhance the vitality and viability of the facilities the school provides and therefore meet the criteria in policy CN7..
19/02010/FUL	Tennis Courts, Tadley Common Road	Installation of 10 lighting columns	Y	Existing sport facility is to be retained and the proposal would enable lit sports to be undertaken beyond daylight hours and subsequently improve the quality of the facilities available to the public.

20/02749/FUL	The Calleva Arms, Silchester	A temporary erection of a marquee in the existing pub garden	N	The proposal would allow the facility to provide covered outdoor seating which was considered to improve facilities.
20/01898/RET	Land At Mill Springs, Winchester Road	Retrospective application for groundworks to create 2 Sport England standard football pitches, and associated proposals for footpaths, landscaping, fencing and drainage details	Y	Provides new facilities and open spaces and the provision of these will improve the quality and capacity of facilities valued by the community and provides new facilities in accordance with adopted council standards.
20/00419/FUL	Basingstoke Town Bowling Club, Fairfields Road	Erection of 4 no. Floodlights	Y	Existing sport facility is to be retained and the proposal would enable lit sports to be undertaken beyond daylight hours and subsequently improve the quality of the facilities available to the public.

8.3 3 planning applications were granted during the monitoring year which related to the loss of an essential facility, their losses were considered to accord with the tests in Policy CN7 and were therefore acceptable:

- The Mole, Ramsdell Road (19/01518/FUL) - change of use from public house/restaurant to dwelling. The case officer considered that it had been demonstrated that a sufficient marketing exercise was carried out to demonstrate no realistic demand to retain the service. It was therefore considered that policy CN7 b) was met.
- Crown Heights, Unit 3, Alencon Link (21/00100/FUL) - change of use of day nursery to use classes 'E(a)' retail and F2(a) and sui generis wellbeing and meditation centre. The building had been vacant since October 2018 and there has been no demand for similar uses. The facility was therefore deemed redundant. Given this, and the fact that the proposed use would still benefit the community, it was considered that the policy criteria had been met.
- 72 Franklin Avenue, Tadley (20/00436/FUL) for the change of use from Retail (A1) to Nail Bar (Sui Generis). The proposal resulted in the loss of a retail unit, but there were a number of A1 retail units located in close proximity to the site. Furthermore whilst a nail bar may not be considered to be an essential facility, the unit was empty and a nail bar would provide a service/facility for the local community. As such, it was considered that the proposed change of use would accord with Policy CN7 of the Local Plan.

- 8.4 Although not classified as an essential facility within Policy CN7, two planning applications were refused at the Camrose Football Ground. One for up to 85 dwellings (19/01110/OUT) and one for the erection of a 70 bedroom care home and 6 new dwellings (19/02889/OUT). Both applications in combination would result in the loss of the Camrose Football Stadium. In determining the applications, the principal reason for refusal was recorded as: *'The proposed development would result in the loss of a valued facility and the proposed replacement facilities would not be equivalent or better. It is considered that there are no other benefits of the scheme which individually or collectively would outweigh the loss of the facility and as such the proposed development would be contrary to Policy CN8 of the Basingstoke and Deane Local Plan 2011-2029 and paragraph 97 of the National Planning Policy Framework (2019).'* Both of these applications have been appealed by the applicant and the outcome will be reported in due course.
- 8.5 No planning appeal decisions were issued during the monitoring year which related to the loss of essential facilities.

## 8.2 Delivery of new infrastructure

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

- 8.6 As a result of updated planning legislation the council is required to produce Infrastructure Funding Statements (IFS) which provide information on the operation of CIL and planning obligations secured via section 106 Agreements, etc. The first Infrastructure Funding Statement covered the period 1 April 2019 to 31 March 2020 and was published on the council's website in December 2020<sup>65</sup>. A subsequent update was published in December 2021.

## Transport

- 8.7 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.
- 8.8 During the monitoring year, a number of infrastructure schemes were completed, these included:
- Basingstoke A340 Thornycroft roundabout improvements. Work was completed in May 2021. The scheme included carriageway widening works on the existing approach roads and roundabout and installation of traffic signals and a controlled pedestrian/cycle crossing
  - Minor amendments to the A33 Crockford and Binfields scheme. The scheme was completed in December 2018. Since the completion of the main works, HCC have subsequently reviewed the scheme and chosen to undertake some changes to road markings, signage, pedestrian and cycle facilities which have now been implemented.

<sup>65</sup> [www.basingstoke.gov.uk/CIL-spending-and-reg123](http://www.basingstoke.gov.uk/CIL-spending-and-reg123)

8.9 A number of other transport related schemes have commenced or are due to start outside of the monitoring period and more information about these can be found on the Hampshire County Council website [here](#).

8.10 The council approved five applications relating to education provision, as shown in the following table:

*Table 8.3: Consents on school sites during the monitoring year*

Planning Reference	Address	Proposal
20/01140/FUL	St Anne's Catholic Primary School, Pinkerton Road	Construction of play equipment in school field to include replacement KS1 and KS2 Adventure Trail.
20/01606/FUL	Cranbourne Secondary School, Wessex Close	Construction of swimming pool hall with surface extension and new design following demolition of existing pool
20/03531/FUL	St Johns C Of E Primary School, Kingsmill Road	Provision of all-weather multi-use games area (MUGA)
19/03049/FUL	Sherfield School, Sherfield On Loddon	Construction of new swimming pool and pool building.
20/01431/FUL	Daneshill School, Bylands Lane	Retention of temporary car park with associated earth banking to perimeter and landscaping works

## Sports

8.11 The council used s.106 contributions to fund various improvements to sports facilities during the monitoring year. These included improvements at:

- Winklebury Stadium improvements to Grade D status;
- Stratton Park, for tennis court refurbishment;
- Woolton Hill Tennis Club, for tennis court and floodlight improvements;
- Whitchurch and Oakley Cricket club, for facility improvements.

## Community facilities

8.12 Section 106 contributions funded a number of small local-level schemes and enhancements across the borough associated with mitigating the effect of development including improvements to Wootton Hill Church Hall, East Woodhay Village Hall, Overton Community Centre, Sherfield on Loddon Village Hall, Carnival Hall and Bramley Village Hall.

## Public open space and play

- 8.13 A number of small 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

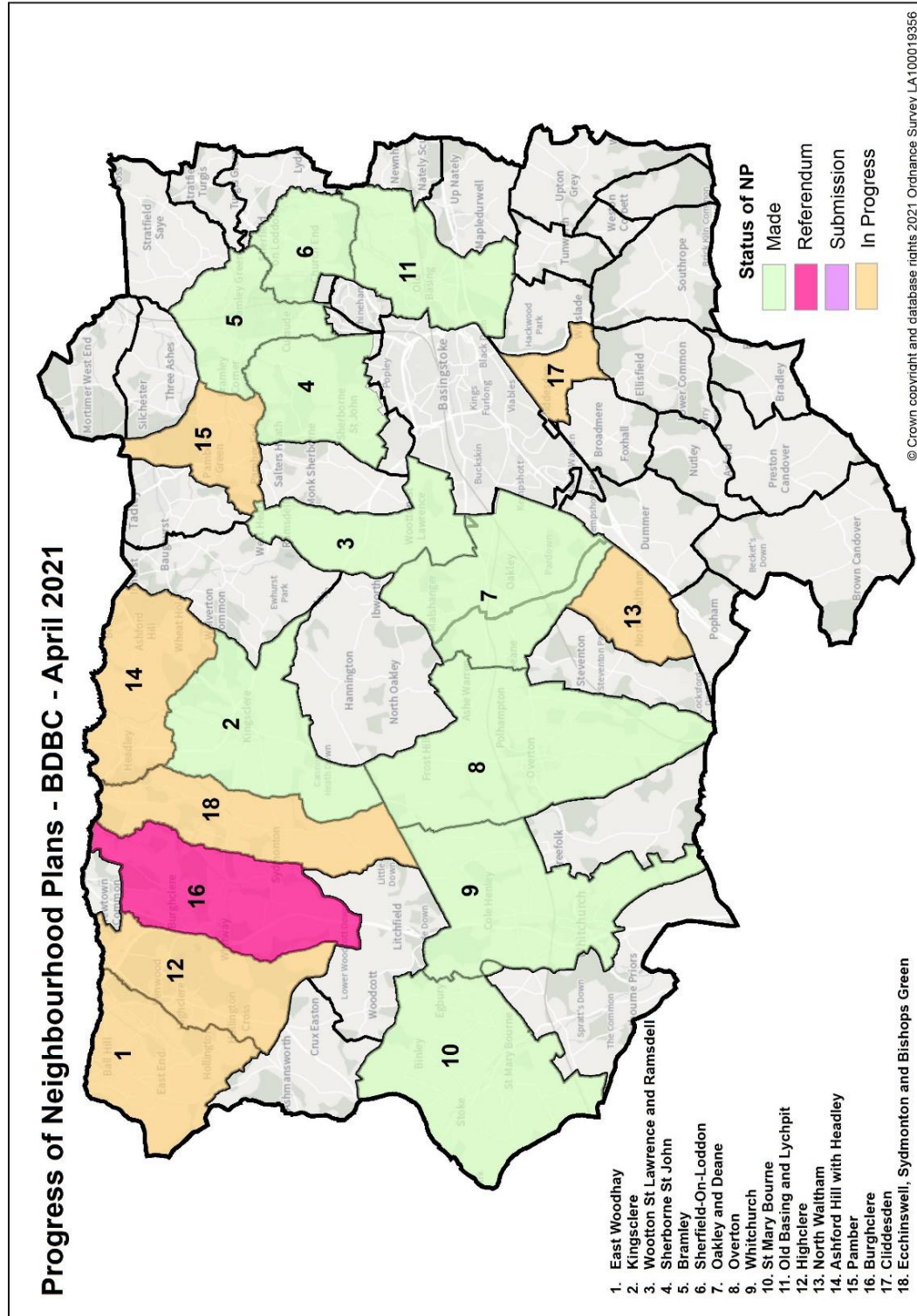
If you would like to be kept up to date with notifications regarding development plan documents and the progress of the Local Plan Update in Basingstoke and Deane, please join our consultation database.

You can join by:

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

## Appendices

### Appendix 1: Progress with Neighbourhood Planning (at 1 April 2021)





## Appendix 2: 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 Boswood Lane
SS3.7	Redlands
SS3.8	Upper Cufade 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 3: Land Supply Position 2020/21 (Base date of 1 April 2021)

Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
<b>Total Completions 2011-2019</b>															
				7802											
<b>Sites with Planning Permission</b>															
<b>Large site commitments (10 or more units)</b>															
North of Popley/ Merton Rise	DET	Basingstoke	169		58	60	51	0	0	0	0	0	0	169	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. Phase 4 and 6 are also now complete. 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). A

Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
															<p>reserved matters application (20/00854/RES) for Phase 2C has been received by the Council and is being considered for 146 homes. Amended plans were submitted in September. 60 units were completed in 2016/17, 75 in 2017/18, 103 in 2018/19, 73 in 2019/20 and 93 in 2020/21 leading to 708 completions overall. The predicted future completion rates reflect starts on site and also the information provided by the developer (building in sales and completion rates) through the site monitoring consultation. Persimmon have confirmed that the site remains deliverable and state that Phase 2C will be delivered at a phasing of 35 units in 2021/22, 60 in 2022/23, and 51 in 2023/24 and this seems a reasonable phasing to use for land supply purposes. The additional units have been added to 2021/22 as these were not complete at 1 April 2021 but have been completed since. 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 to confirm the delivery of Phase 2C for 146 units. There are no foreseen site specific constraints to delivery.</p>

Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
Trumpet Junction / The Spinney	DET	Basingstoke	81		45	36	0	0	0	0	0	0	0	81	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 2023. The site has taken a significant number of years to progress through the planning process which has led to slippage in predicted completion rates over the last 5 years. However the site is now under construction and 1 unit was completed in 2019/20 with a further 40 units completed in 2020/21. Through the site monitoring consultation, Design Your Home have confirmed that the site will be completed well within the 5 year period with expected completions as follows: 45 homes in 2021/2 and 36 in 2022/23. The site is progressing well and they are on target for delivery. The suggested phasing has been used for land supply purposes and no constraints to development have been identified.
Land north of Park Prewett, former golf course	DET	Basingstoke	203		150	53	0	0	0	0	0	0	0	203	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 HCA and gained outline consent for 585 dwellings (13/00579/OUT) in 2014. A reserved matters application for phase 1 for 300 units

Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
															(15/00537/RES) was granted by the LPA in December 2015. The site is under construction and 27 homes were completed in 2017/18, 74 completed in 2018/19, 142 completed in 2019/20, and 139 in 2020/21 leaving 203 homes left to build across phase 1 (83 units by David Wilson Homes), and Phases 2B (84 units) and Phase 2a (36 units) being built out by Barratts. Through the site monitoring process both David Wilson Homes and Barratt Homes have stated that the remaining phases will be completed in 2021/22. The predicted completion rates are based on their build rates and current site execution plans. 156 units were under construction at April. Homes England deadlines are also required to be met on the site. It is considered that high delivery rates will continue to be delivered on site given past rates of development, the high number of starts and the approach of the developers. However, the phasing has been dampened slightly, capping completions in 2021/22 at 150, to ensure a robust land supply position.
Clifton House, Bunnian Place	-	Basingstoke	205		0	0	0	0	0	0	0	0	205	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 continues to be stalled. The landowner (Basingstoke & Deane BC) is

Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
															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 remains in the 'unlikely to deliver' column for land supply purposes. This position will be reviewed through future housing monitoring.
Cheam hawtreys, Newbury Road	DET	Headley	6		0	0	0	0	0	0	0	0	6	0	The site is the remainder of a larger scheme for tied staff accommodation at Cheam Hawtreys School (BDB/63103, 2006). The school has again confirmed, through the site monitoring consultation, that they do not currently have any plans to develop the site for housing. This has been the case for many years. Due to the continuing uncertainty over the delivery of the site it has been placed into the unlikely column at this stage and this will continue to be reviewed through the annual monitoring process.
Kennel Farm	DET	Basingstoke	27		27	0	0	0	0	0	0	0	0	27	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

Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
															completed in 2016/17, 117 units in 2017/18, 59 in 2018/19, 39 units in 2019/20 and 41 in 2020/21. Through the site monitoring consultation Vistry have stated that the remaining 27 units will be completed by the end of 2021 with only a block of 8 apartments to complete at the time of their response (June 2021). These units were all under construction at April 2021.
Razors Farm / Vyne Park	DET	Basingstoke	56		56	0	0	0	0	0	0	0	0	56	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 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, 116 in 2018/19, 103 in 2019/20 and 74 in 2020/21



Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
															leading 56 units to be completed. Croudace Homes have confirmed, through the site monitoring consultation, that the remainder of the site is due to be completed by March 2022. The suggested delivery rate reflects past completion rates delivered by Croudace which, historically, are highly consistent.
Eli Lilley/ Chapel Hill	DET	Basingstoke	12		12	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. In August 2010 the principle of residential development on the site was established when a resolution to grant outline planning permission (subject to legal agreement) was gained for 472 units (BDB71913). However, the developer was unable to complete the contract and this fell away in January 2012. Both the Victoria site and the Eli Lilley site have since been purchased by Sentinel Housing Association who gained outline planning permission for 578 units (14/00865/OUT) in January 2015. Reserved matters consent for the full 578 units (15/03667/RES) was granted in May 2016. The site is owned by Vestal Developments Ltd, and is a joint venture between Barratt Homes and Vivid Homes. The site is nearing completion with 12 completions in 2016/17, 115 in 2017/8, 132 in 2018/19, 269 in 2019/20 and 78 in 2020/21. The 'white building' is of local heritage interest and an application to increase the number of flats in the

Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
															building (17/02279/FUL) was granted in March 2018. Through the site monitoring consultation Barratt's have confirmed that the site will finish in 2021/22, with the remaining 12 units being completed.
Minchens Lane /St James Park	DET	Bramley	8		8	0	0	0	0	0	0	0	0	8	The site has detailed planning permission and is under construction. It meets the deliverability tests as set out in the NPPF. Outline consent for 200 residential units was granted in March 2015 (14/01075/OUT) and Phase 1 reserved matters for 57 dwellings (15/02304/RES) was permitted in February 2016. A reserved matters application for the second phase (54 units) was granted in August 2017 (16/03524/RES) with the reserved matters application for phase 3 (6 units) being granted in May 2017 (16/04505/RES). 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, 56 in 2018/19, 43 in 2019/20 and 37 in 2020/21. Through the site monitoring consultation Persimmon Homes have confirmed that the site will be completed in 2021/22 and there are no identified constraints to delivery.
Caesars Way	DET	Whitchurch	33		7	26	0	0	0	0	0	0	0	33	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 approved in January 2019 and is subject to a two

Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
															year implementation beyond that date, as set out in the original outline. A developer is associated with the site (Foreman Homes) and they have confirmed through the site monitoring consultation that work started on site in April 2021. They have faced some delays relating to Covid and this is reflected in their stated delivery rates which are reasonable for the purposes of land supply. There is clear evidence that the site is being progressed and will be completed within 5 years.
Normandy House	PA	Basingstoke	114		0	0	114	0	0	0	0	0	0	114	The scheme is a change of use from Class B1(a) offices to residential) under PD Rights. The permitted development notification was submitted for 114 flats in August 2020 (20/02039/GPDOFF) and gained consent in September 2020. The scheme is under construction and through the site monitoring process the developer has confirmed that the site will be completed over the next 18-24 months based on the contractors programme. To ensure a robust supply position the site has been phased for completion in summer 2023 and this has been supported by the developer.
Land at Weston Road	DET	Upton Grey	7		7	0	0	0	0	0	0	0	0	7	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. The site is under

Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
															construction and 10 units were completed in 2020/21. Through the site monitoring consultation ME Holdings have confirmed that the site is due to complete in 2021/22 and this is reflected in the phasing used. All units are under construction.
Recycling Yard, Hurstbourne Station	DET	Hurstbourne Priors	43		0	20	23	0	0	0	0	0	0	43	<p>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 had been delays with progressing the site in light of contamination issues but this has been resolved and the site is under construction. A revised application (20/03167/ROC) was submitted in November 2020 which covers changes to the property designs and positioning as the scheme as evolved. The site remains under construction.</p> <p>Through the site monitoring Cleanslate Ltd have stated that they anticipate 20 units to be completed on site in 2021/22 and 23 in 2022/23. To ensure a robust land supply position completions have been moved back one year from predictions. There is clear evidence of progress on site and it is expected to be completed within the five year timescale.</p>

Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
Innovation Court, New Street	PA	Basingstoke	52		46	6	0	0	0	0	0	0	0	52	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 a new Prior Approval for 46 units gained approval (18/01504/GDPOFF) with a further 6 units gaining approval through a roof extension (20/00414/FUL). The site is under construction and well advanced Through the site monitoring in June it was confirmed that the 46 units are nearly complete and therefore these units have been placed in 2021/22. The completion of the additional 6 units, to be provided through the roof extension, will follow and have been placed in the following year.
Beech Tree Close	DET	Oakley	27		27	0	0	0	0	0	0	0	0	27	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 14 units were completed in 2019/20 with a net gain of 43 units in 2020/21. Through the site monitoring

Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
															consultation response received in June 2021, Foreman Homes Ltd have stated that all of the remaining 27 units are under construction and will be completed in the 2021/22 financial year.
Land between Elmdene and Fairholme Road	DET	Tadley	11		0	0	0	0	0	4	7	0	0	11	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 reserve matters application (18/03729/RES) for 11 units was approved in August 2019. Construction was due to start this year (by August 2021 in line with the 2019 permission ) but the permission was not implemented. The pandemic impacted the site and its sale to a housebuilder fell through. This has prompted a reconsideration of the site and a new application for full planning permission of 13 dwellings was submitted in May 2021 (21/01720/FUL). The landowner plans to sell the site once permission is granted and the agent has expressed interest from developers. Provision have stated, through the site monitoring consultation that the site is deliverable (with 5 units expected in 2021/22 and 8 in 2022/23). However, whilst the permission was in place on 1 April, in light of the updated position (ie non-implementation and the submission of a new application) the site has been moved outside of the 5 year supply at this stage and the position will continue to be monitored.

Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
Swing Swang Lane	OUT	Basingstoke	100		0	20	50	30	0	0	0	0	0	100	This LP allocation 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, 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. The site was marketed during summer 2019 and the purchaser was approved by HCC in November 2019. Following delays in contract negotiations due to COVID-19 this was concluded in December 2020 (The sale is not subject to planning, but subject to contract only with the benefit of the existing OPC). A reserved matters application for 100 units was submitted in January 2021 (20/03587/RES) by Redrow Homes and amended plans were submitted in June and July. Redrow have indicated, through the site monitoring consultation that they hope to be on site in Autumn 2021 with the following delivery rate of 20 units in 2022/3; 50 in 2023/4 and 30 in 2024/5 which have been accepted for the purposes of land supply. There is clear evidence that the site is being actively progressed and that housing completions will take place on the site within 5 years.
Redlands	RES	Basingstoke	150		0	30	50	50	20	0	0	0	0	150	The site meets the deliverability tests as set out in the NPPF. The

Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
															<p>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). Active progress is being made and their design code/site plan pre-submission requirement was completed in 2019. A reserve matters application (19/02773/RES) was submitted in October 2019 and granted in August 2020. The site is now under construction with the access off the existing roundabout being construction in summer 2021 following the agreement of the S278 which has delayed the site up to now. Bellway Homes have stated, through the annual monitoring, that the site is deliverable and the following completion rate is expected: 10 in 2021/22, 50 in 2022/23, 50 in 2023/34 and 40 in 2024/25. This is considered to be a high number of completions in the first year with the access being constructed and therefore these rates have been pushed back to some degree to ensure a robust land supply position. 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</p>



Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
															(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.
Basingstoke Golf Course	OUT	Basingstoke	1000		0	20	90	90	90	90	90	90	440	560	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 for the site 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, including a reduced yield of 1,000 units. The application was granted permission, subject to the signing of a legal agreement, in July 2020 and this was signed in March 2021. The site therefore now benefits from Outline permission. An application was also submitted 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 application 15/04503/OUT) and this was granted permission in December 2019. A reserve matters

Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
															<p>application for 227 homes (phase 1) was submitted in April 2021 (21/01323/RES). Through the site monitoring consultation the agent (Boyer Planning) has, on behalf of the developer, confirmed that the site is deliverable and outlines their commitment to the site and building it out quickly. The design code is also being progressed. Boyer anticipate construction to commence in 2022 and consider the following build out to be suitable until the end of the plan period: 50 units in 2022/23 and 90 units per year up until 2028/29. Bloor Homes are aiming to provide more homes and sooner than previous estimates. Boyer do not anticipate any delays to commencement or build out rates subject to planning and infrastructure delivery. The suggested phasing has generally been used although less units are predicted for 2022/23 with a start on site occurring in 2022. 440 units now lie outside the Local Plan period but will be delivered post 2029.</p>
South of Bloswood Lane	DET	Whitchurch	46		30	16	0	0	0	0	0	0	0	46	<p>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</p>

Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
															<p>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 for 90 units (18/003728/RES) was permitted in July 2019 and the site is under construction with 44 units completed in 2020/21. Through the housing monitoring consultation Bewley have stated that the site remains deliverable and they expect the site to be developed out as follows: 30 units in 2021/22 and 16 units in 2022/23, in line with the build out programme. This is considered to be a robust phasing for land supply purposes and there were 41 starts on site by April 2021. There is clear evidence that the site will be built out in a 5 year time period and no constraints to delivery have been identified.</p>

Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
Hounsme Fields	OUT/DET	Basingstoke	750		100	85	100	100	100	100	100	65	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, 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 but has since been withdrawn. A reserve matters application for the first Phase (94 units 18/02513/RES) was permitted in December 2019 and an application for phase A2 (19/03286/RES) for 145 dwellings was granted in December 2020. A further reserved matter for 143 units (21/00993/RES) was submitted in March 2021 and a reserve matters application (21/01462/RES) for the outstanding 363 dwellings has also now been submitted. The development is being brought forward by Vistry in a joint venture with Wates, who had promoted the site for development. Site works started in summer 2020, to deliver the required roundabout and this is nearing completion. Starts were made on 150 units by May 2021. Through the site monitoring consultation Vistry (Linden Homes and Bovis Homes) have stated that</p>

Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
															the site remains deliverable and they are continuing to work with the council to ensure that the site is progressed in a timely manner. They anticipate completions to start in 2021/22 with 100 completions in the first year, followed by 85 completions in 2022/23 (slower rate in light of the need to build a food store before 250 units built) and 100 per year for the following years. This is a slower rate than previously put forward by the developer and the land supply schedule has been updated accordingly to reflect the slow down. However, 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. The high rates are also reflected by the high number of starts on site. 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.
Andover Road	OUT	Oakley	14		0	0	0	0	0	7	7	0	0	14	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) was

Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
															permitted in October 2019 and the S106 signed in November. 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 2023/24 (7 units) and 2024/25 (7 units). They have stated that the timing of site delivery has slipped as a result of Covid and the reserve matters application is now due to be submitted by the end of summer 2021. However, given that the site does not benefit from full permission, no reserve matters have yet been submitted and past delays in moving the site forward, the site has been moved outside the 5 year supply at this stage to ensure a robust land supply position. This position will continue to be monitored.
Park Farm	DET	Oakley	16		16	0	0	0	0	0	0	0	0	16	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 2019 (19/00603/RES). The site is under construction and 32 units were completed in 2020/21. Through the

Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
															site monitoring consultation Bewley Homes have confirmed that the site will be completed in 2021/22 and this is reflected on site with all remaining units under construction. 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 remainder of the site.
Land off Evingar Road	OUT	Whitchurch	60		0	20	40	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, 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. In its response as part of the 2020 AMR monitoring engagement in September 2020 the developer for the site (Foreman Homes) confirmed that it had exchanged contracts and confirmed it was committed to delivering the site. Through the 2021 monitoring consultation Foreman Homes have stated that the site will be delivered as follows: 20 units in 2022/3 and 40 units in 2023/4. The phasing is based on their completions

Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
															programme which has been rounded to ensure a robust position. A reserve matters application was received in May 2021 (21/01749/RES) pursuant to the outline permission. There is clear evidence that the site is being actively progressed and there are no identified constraints to delivery (not affected by nitrates constraint in light of outline permission) within this timescale, as confirmed by the developer.
The Island Site	DET	Basingstoke	46		46	0	0	0	0	0	0	0	0	46	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 (17/01722/FUL) and included a flat above the public house. A new planning application (19/01384/FUL) to increase the retirement living apartments to 45 was submitted by McCarthy and Stone and permitted in December, leading to a net gain of 46 units. The site is under construction and site visits have shown that it is nearing completion. Through the site monitoring consultation The Planning Bureau have confirmed that the site will be completed by September 2021. There is no evidence to suggest the homes will not be delivered within 5 years and



Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
															the stated delivery rates are considered reasonable for land supply purposes.
Land at Herriard	DET	Herriard	12		0	12	0	0	0	0	0	0	0	12	<p>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, 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. Relph Ross Partnership LTD have now taken over the management of the site and they have stated, through the delivery monitoring consultation, that the site is deliverable within 5 years and anticipate the delivery of all 12 units to fall within 2022/23 which is a year later than previous forecasts. Discharge of conditions are in progress and Relph Ross Partnership LTD are in discussions with a construction company. Clear progress is therefore being made and there are no constraints to delivery.</p>
Land off Wiltshire Crescent	DET	Basingstoke	30		30	0	0	0	0	0	0	0	0	30	<p>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, 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</p>

Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
															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 was made 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 of the site. A new application for 33 units (17/02984/FUL) was submitted by Clarion in August 2017 and was approved in June 2018. The site is under construction and 3 units were completed in 2020/21. Through the site monitoring consultation Brymor Construction (competing the works on behalf of Clarion Housing Association) have stated that all remaining completions will take place in 2021/22 with handover due to take place in late Q2 or early Q3 of 2021. 27 units were under construction at April 2021.
Sandringham Court, Paddock Road	DET	Basingstoke	13		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. The site is under construction and starts have been made on all 13 units. Through the housing delivery monitoring consultation Clarion have confirmed that the scheme is progressing well and contract completion has been programmed for November 2020.

Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
															They have therefore stated that the site will be completed in 2021/22 and this is considered reasonable from a land supply perspective.
Fawconer Road	OUT	Kingsclere	13		0	0	0	0	0	7	6	0	0	13	The site is allocated for approximately 12 dwellings in the Kingsclere Neighbourhood Plan (Policy K HA1) which was made in October 2018. An outline planning application (19/02370/OUT) was permitted in March 2021 for 13 units. The site was sold following the grant of outline permission to Frontier Estates who are considering the best options for the site. To ensure a robust land supply position, the site has been moved out of the 5 year supply at this stage, until there is more certainty over site delivery. This position will continue to be monitored.
Unity Place	PA	Basingstoke	270		0	270	0	0	0	0	0	0	0	270	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). 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 2019. Through the site monitoring process the developer (SHF Group Property) have confirmed that the scheme will be complete by 2022 although they were unable to give a breakdown of phasing due to the uncertainties surrounding the impact of COVID-19. As such, for land supply purposes, completions have been moved into 2022/3 given the nature of the site which is likely to result in

Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
															all completions coming forward at once. 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	PA	Old Basing	11		0	0	0	0	0	11	0	0	0	11	The site gained prior approval for change of use of offices to 11 homes in May 2019 (18/03671/GPDOFF). Condition 2 on the approval states that "Development under Class O is permitted development subject to the condition O.2(2) that development under Class O must be completed within a period of 3 years starting with the prior approval date". As such, the development must be completed prior to 9 May 2022. Through the site monitoring consultation the agent (Murray Planning) has confirmed that although they consider the site to be deliverable they have also stated that the current pandemic is likely to have a short term impact on housing which would rule out the houses being completed any earlier than 2022/23. Also there are three office buildings on site and the leases on the offices expire at different times, with the latest being December 2021. Whilst the agent does not foresee any other constraints to delivery it is likely that a new application will be required. In light of the current uncertainty over delivery, and to ensure a robust land supply position, the site has been moved outside the 5 year supply and this position will continue to be monitored.

Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
Boundary Hill	Det	Tadley	17		17	0	0	0	0	0	0	0	0	17	The site gained planning permission (subject to S106) for 17 homes in August 2019 (19/00579/FUL). Through the site monitoring consultation it has been confirmed by Abri that the site will be complete in 2021/22 and this is considered reasonable from a land supply perspective. The site is under construction and there are no known constraints to delivery.
Field Adjoining The White Hart, Reading Road	DET	Sherfield-on-Loddon	15		0	15	0	0	0	0	0	0	0	15	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) gained full permission in November 2019. Through the site monitoring consultation Radian have confirmed that they anticipate delivery of the site in 2022/23 with all 15 units completed in that financial year. This is based upon their build programme, on going works and infrastructure provision. 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.
The Hollies, Aldermaston Road	OUT	Basingstoke	21		0	0	21	0	0	0	0	0	0	21	The site was a SHELAA site (Ref RO002) which lies within the Basingstoke SPB. It was promoted for development through the call for

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															<p>sites consultation in 2019 and there are no known legal or ownership problems, being owned by Homes England. The site gained outline planning approval for 21 apartments (ref: 19/02449/OUT) in January 2020. It is now vacant and the buildings have been demolished. Homes England have stated that the site is deliverable and have set out the following delivery schedule: Site being taken to market in September 2021, Conditional contract January 2022, Reserved Matters Approval May 2022, Start on site June 2022, 12 month build programme with completion in 2023/4. This appears reasonable from a land supply perspective and placing the site in 2023/24 allows for slippage of up to 9 months. The site is part of a MMC pilot programme and Homes England envisage an SME developer partner with knowledge of MMC build. They have also stated that they do not foresee any delays to build out rates as they have carried out all of the usual due diligence checks prior to taking the site to market. 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, is achievable and there is a realistic prospect that development will be delivered on the site within 5 years. Clear evidence of progress on delivering the site has been evidenced.</p>

Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
Lyde Boarding Kennels	DET	Old Basing	19		-1	20	0	0	0	0	0	0	0	19	The site gained full permission for 20 units in February 2020 (19/01693/FUL) - net gain of 19 units due to the loss of the existing dwelling. The landowner has confirmed through the site monitoring process that the site is under construction and works are on schedule and expect to be completed by 2022/23. 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. The stated delivery schedule has therefore been accepted for land supply purposes.
Ashwood Park, Ashwood Way	PA	Basingstoke	133		92	41	0	0	0	0	0	0	0	133	The site gained prior approval for change of use of offices to 133 homes in September 2020 (20/01926/GPDOFF). The scheme, which consists of three blocks of 41 units (Block A), 51 units (Block B) and 41 units (Block C), is under construction and the planning agent, D.Rose Planning LLP has stated through the annual monitoring consultation that the three blocks will complete at different times with the whole site completed by 2021/22. Further information on this is not available and therefore the phasing has been split over 2021 and 2022. No constraints to delivery have been identified.
Bishopswood Golf Course (C2)	DET	Tadley	65		0	0	65	0	0	0	0	0	0	65	The proposal for a 120 bed care home (C2 units) received detailed planning permission in May 2018 (15/03090/FUL). This yield has been reduced by 46% in line with national guidance which states that for

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															residential institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published Census data. Development consultants Tanner and Tilley have stated, through the annual monitoring consultation, that the development will commence in 2022 and will be completed the following year. The site has therefore been placed in 2023/24 to ensure a robust supply position. No constraints to delivery have been identified.
The Island Site	DET	Basingstoke	53		53	0	0	0	0	0	0	0	0	53	The proposal for a 98 bed care home (C2 units) received detailed planning permission in June 2018 (17/01722/FUL) as part of the wider scheme for 40 retirement living apartments (included in the schedule as a separate entry). This yield has been reduced by 46% in line with national guidance which states that for residential institutions, to establish the amount of accommodation released in the housing market, authorities should base calculations on the average number of adults living in households, using the published Census data. The site is under construction. Hamberley have stated, through the annual monitoring consultation, that the care Home has been sold to Nuclear Investments and they have leased the care home to Care UK. They plan to open the 70 bed care home in the Autumn of 2021. The site has



Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
															therefore been placed in 2021/22 for completion.
Land at Silchester Road	DET	Bramley	12		0	12	0	0	0	0	0	0	0	12	The site has full permission for a net gain of 12 homes following an appeal decision in March 2021 (20/00319/FUL). 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, is achievable and there is a realistic prospect that development will be delivered on the site within 5 years. Manor Oak Homes have stated, through the site monitoring process that the site is deliverable and is currently on the market (summer 2021). They have phased the site for 2022/3 which is considered acceptable from a land supply perspective. There is clear evidence that the site is being actively progressed and no constraints to delivery have been identified.
<b>Total Large Site Permissions</b>			<b>3920</b>		<b>839</b>	<b>762</b>	<b>604</b>	<b>270</b>	<b>210</b>	<b>219</b>	<b>210</b>	<b>155</b>	<b>651</b>	<b>3269</b>	
<b>Outstanding Small Site Commitments (discounted by 5% - 678 total prior to discounting)</b>			559		177	177	177	0	0	0	0	0	28	531	Outstanding small site commitments at 1 April stands at 559 units. To ensure a robust position this has been discounted by 5% to account for any potential under delivery.
<b>Total Sites with Planning Permission</b>															
			<b>4479</b>		<b>1016</b>	<b>939</b>	<b>781</b>	<b>270</b>	<b>210</b>	<b>219</b>	<b>210</b>	<b>155</b>	<b>679</b>	<b>3800</b>	
<b>Total small site windfall</b>															
			<b>250</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>50</b>	<b>0</b>	<b>250</b>	

Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
<b>Allocations in the Adopted Local Plan (2011-2029) and Made Neighbourhood Plans</b>															
Upper Cufaude Farm	OUT	Basingstoke	390		0	10	70	70	70	70	60	40	0	390	The site meets the deliverability tests as the site is available for housing now, offers a suitable location for development, 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 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 an outline application was submitted in January 2019 (19/00018/OUT). The application gained approval in August 2019, subject to s106. The signing of the S106 had been held up in light of HCC concerns regarding the education land but this was signed in April 2021. Through the site monitoring process, Croudace Homes has confirmed that the site is deliverable and their part of the site is due to be complete by 2028/29. This takes into account the current build programme at their neighbouring Vyne Park site, which is due to complete in 2021/22, and includes an allowance for acquisition and approval of reserved matters by summer 2022. They have predicted

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															<p>the following build out rate: 10 units (2022/23), followed by 70 units per year up to the final year of 60 units in 2027/28. Croudace do not foresee any constraints to these delivery rates which are considered suitable for land supply purposes. Croudace have consistently delivered approx. 70 units a year on other sites in the Borough. The remainder of the site (which lies separate to the majority of the site on the opposite side of Cufuade Lane) remains in the ownership of HCC. Their build programme allows a period of 2 years from completion of the Croudace S106 Agreement before commencing pre-app discussions with the LPA and necessary technical / seasonal dependant surveys for transport and biodiversity. This is to enable Croudace to progress subsequent reserved matters approval and pre-commencement discharge of conditions. Croudace have a specific contractual obligation, once they have commenced on the main site, to provide utility provision to support the development on this parcel of land. 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) and this will be monitored.</p>

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East of Basingstoke	ALL	Basingstoke	450		0	0	0	0	0	50	100	100	200	250	The site is allocated for approximately 450 units in the adopted Local Plan (SS3.9). The site boundary has the potential to deliver approximately 900 units over a longer time period. In line with policy SS3, a development brief SPD for this site and the neighbouring Redlands sites was adopted in July 2017. Hampshire County Council, as landowner, has previously confirmed that Member approval was secured in March 2020 to promote the site for the 900 units and therefore to release the whole site for development. This will be considered further through the Local Plan Update process. The County Council has commissioned a multidisciplinary team to assist delivery of a hybrid planning application to support housing delivery. The work being undertaken has the potential to facilitate the wider comprehensive development in terms of enabling infrastructure through the proposed hybrid application and the associated planning strategy. The County Council has signed a memorandum of understanding with Taylor Wimpey (who have an option to develop adjoining areas of land) and the parties are in regular contact and working collaboratively for the benefit of the wider landholding should this land be identified for development. The intention is to submit a hybrid planning application for the whole site in Qu 4 2022/3 following the publication of the Regulation 18 pre-submission draft

Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
															Plan. HCC have stated that in their view the site is deliverable and first completions would be delivered in 2025/26 (50 units) with 100 per year in the following years. The delivery of the site is dependent on access from the north and currently the contractual requirement is for this to be delivered within 6 years from the grant of OPA on the Redlands site i.e. August 2025. Should the access be delivered sooner that this it is possible that units might be accelerated. HCC does not envisage any other constraints to delivery. Whilst the site is likely to commence within the 5 year period, due to a current lack of clear progress the site has been moved outside the 5 year supply at this stage. This position will continue to be monitored.
Manydown	ALL	Basingstoke	3,400		0	0	0	200	320	360	360	360	1800	1600	The site meets the NPPF deliverability tests being available for housing now, offering a suitable location for development, being achievable and there is a realistic prospect that development will be delivered on the site within 5 years. It 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 (999 year lease) in addition to two smaller parcels in separate ownerships. A Development Brief SPD was adopted in December 2016. An outline application (all matters reserved except access) (17/00818/OUT) was approved for 3,520 dwellings in July 2020 with a programme to sign the s106 by

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															<p>summer 2021. The landowners entered into a joint venture with Urban&amp;Civic (supported by investment partner and parent company Welcome Trust) in July 2020 who will act as master developer to support the development board Manydown Development Vehicle Limited Liability Partnership (MDV LLP). The phasing reflects the information submitted as part of the outline application, the landowners' delivery plan, MDV LLP business plan and information submitted through the site monitoring process. Site wide frameworks are due to be submitted in by the end of 2021 and the first key phase documents including design codes and delivery plan early in 2022, to allow the first residential reserved matters application to be submitted in 2022. Reserved matters applications for green and grey infrastructure will follow from spring 2022, first house builder arrangements in 2022, with reserved matters applications for first residential parcels from early 2023. Discharge of conditions will be addressed in parallel and on future phases . Urban&amp;Civic are anticipating being on site by spring 2022 for first phase infrastructure with a start on site for residential development by end of 2023. They expect first completions in early 2024 with a delivery rate in the next five years of 50 in 23/24, 200 in 24/5 320 in 25/26. The relatively high delivery rates reflects its characteristics, its ownership and</p>

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															the ambitions for the site, as agreed through the LP examination. Those associated with the site are committed to accelerated delivery through additional infrastructure and services investment, an increased diversity of offer, and the ability to draw in greater market demand. The LPA has considered the suggested rates and pushed these back to ensure a robust land supply position, including no units in 23/24. The part of the allocation known as Scrapps Hill, has been retained by the landowner (Manydown Company).The SHELAA identifies a capacity of 80 units. As there is currently no clear evidence that 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. This site may come forward as part of the general 320 units a year rate. Worting Park, is being progressed separately by Cala Homes. Due to issues regarding yield this has been phased outside of the 5 years but is expected to come forward over the plan period and in addition to the 320dpa rate. The LPA expects the overall site to provide 520 units within the 5 year period, 70 less than that proposed by Urban&Civic.
Basing View	ALL	Basingstoke	300		0	0	0	0	0	100	100	100	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

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															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 House	ALL	Basingstoke	15		0	0	0	0	0	7	8	0	0	15	The wider site is allocated for approximately 165 units in the adopted Local Plan (SS3.7). Outline planning permission for up to 150 units was permitted on the majority of the site (16/02457/OUT) in September 2017. This larger part of the site is included as a commitment earlier in the schedule. This entry refers to the remaining part of the site, Redlands House, which is being progressed separately, reflecting its different ownership. An application for 17 units was submitted in December 2016 (16/04727/FUL) but this was



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															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.
Sainfoin Lane	ALL	Oakley	35		0	0	10	25	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 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). Cooper Estates Strategic Land (CESL) have purchased the site and are the sole land owner. Pre-application discussions have been completed and Phillips Planning have confirmed, through the annual monitoring consultation that the site is deliverable and that an outline application will be submitted in 2021. Nitrate Neutrality issues have led to a delay in the application process but a solution has now been identified. The agent anticipates 10 completions in 2023/24 and 25 in 2024/25 and this seems suitable from a land supply perspective. No remaining constraints to delivery have been identified and the site is being actively progressed.
Oakley Hall	ALL	Oakley	30		0	0	0	10	20	0	0	0	0	30	The site meets the deliverability tests as set out in the NPPF in that

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															<p>the site is available for housing now, it offers a suitable location for development, 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) received a resolution to grant planning permission by the Development Control Committee in November 2020 pending completion of a S106 agreement which is currently being progressed. The application for a retirement village of up to 150 units (20/01586/OUT) remains under consideration at the current time. The five year supply retains the allocated figure of 30 units, pending the applications for any increased number. The proposal needs to demonstrate nitrate neutrality and the applicant will achieve this through the removal of land from agricultural use, in line with advice from Natural England. In terms of delivery rates, the council continues to use conservative assumptions based on typical delivery for small greenfield sites. There is clear progress towards some development on the site, the s106 is progressing and identified constraints are being addressed through the planning process.</p>

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South of Two Gate Lane	ALL	Overton	70		0	0	0	0	0	10	40	20	0	70	<p>The site has the potential to meet 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, 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. A developer (Bewley Homes) is taking the site forward and, in 2020 they submitted a full application for 82 dwellings (20/00789/FUL) and a separate full application for a priority access to the site from the B3400 (20/00790/FUL). The planning application was refused on 30 April 2021, on detailed matters including in relation to the access. However, there are no 'in principle' reasons for refusal and the Council considers that subject to amendments, including to the access location, and the layout, the objections to the scheme are capable of being addressed through a re-submission. The Applicant resubmitted an application in June (21/01649/FUL) for 82 units, and are also pursuing a fast-track appeal. The Council therefore remains of the view that the site has the potential to be deliverable but at this stage it has been moved outside the 5 year period until there is more certainty. The 70 dwelling allocation figure, rather than the 82 proposed has been used for land supply purposes as no permission has yet been given.</p>

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North West of Overton Primary School	ALL	Overton	11		0	0	0	0	0	11	0	0	0	11	The Overton Neighbourhood Plan, adopted in July 2016, allocates this site (Site A) for 11 units. The landowner had employed a building consultant and a promoter for the site had previously been found but no more recent progress has been made. 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 continues to be placed outside the 5 year land supply at this stage. The position will continue to be monitored.
East of Court Drove	ALL	Overton	14		0	0	0	0	0	7	7	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, and was subsequently amended to 14 units. The new application was refused at Development Control committee in August 2018 and subsequently dismissed at appeal. A further planning application (19/02083/FUL) for 14 units is pending consideration but has been held up by the need to prove nutrient neutrality for any development. All requirements in the initial refusal at appeal have been satisfied in the new application but a solution to the nitrates issue has not yet been found. Until the nitrates issue is resolved, the applicant

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															intends to build one unit as impacts can be offset with land within their ownership and a reserve application (20/03397/FUL) has been submitted to enable them to build the full access so that the other homes can be built more easily once the nitrate issue can be mitigated. The one unit is due to be considered by committee in July. In light of the lack of a current solution regarding nitrates the site has been removed from the 5 year land supply at this stage.
Dances Lane	ALL	Whitchurch	15		0	0	0	0	0	5	10	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. Hampshire County Council have previously stated that they anticipated Thames Valley to be relocating to new premises within the next two years, although a suitable replacement site for the operation of Hampshire Constabulary needed to be identified. However, in the most recent housing monitoring consultation HCC have been unable to give any firm commitment that the site will now be sold and redeveloped. At the beginning of the Police Estate change programme the site was scheduled for disposal, however the additional pressure on the estate as a result of the increase in police numbers has meant that a number of sites may now be retained. The future of the site is

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															therefore not yet known with any certainty and so has been placed outside of the 5 year supply at this stage. Its deliverability will continue to be monitored.
57 Winchester Road /Whitchurch Car Centre	ALL	Whitchurch	10		0	0	0	0	0	10	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. The owners have confirmed their intention to redevelop the site for housing over the Plan period and R J Smith and Co have stated, through the annual monitoring process, that the site could be delivered within the five year period. Through the previous 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 the site owner has predicted delivery on site to fall in 2025/26. The issue of nutrient neutrality will need to be considered through the application process.
Coppice Road	ALL	Kingsclere	26		0	0	0	0	0	10	16	0	0	26	The site has the potential to meet 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. However, at this stage it is considered that there is not clear evidence that housing completions will take place in the 5 year period.

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															<p>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 Wilmore) has stated that the site is deliverable and there any no current or foreseeable constraints likely to impact on future site delivery. As such, they anticipate the submission of an application for 26 units in 2022 and plan to dispose of the site with full planning permission by the end of 2022/3. They anticipate starts in site in 2024/25 with a delivery rate of 10 completions in 2024/5 and 16 in 2025/6. However, whilst pre-application discussions are on-going with the Council, there is no clear progress at this time, no developer attached to the site and there remain technical issues to resolve. As such, to enable a robust land supply position to be established, the site has been moved outside of the 5 year supply and this position will continue to be monitored.</p>
Strokings Road	ALL	Kingsclere	14		0	0	0	0	0	7	7	0	0	14	<p>The site has the potential to meet 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. However, at this stage it is considered that there is not clear evidence that housing completions will take place in the 5 year period. The site is allocated for</p>

Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
															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 Wilmore) has stated that the site is deliverable and there any no current or foreseeable constraints likely to impact on future site delivery. As such, they anticipate the submission of an application for 14 units in 2022 and plan to dispose of the site with full planning permission during 2022/3 with delivery of all of the units in 2024/5. However, whilst pre-application discussions are on-going with the Council, there is no clear progress at this time, no developer attached to the site and there remain technical issues to resolve. As such, to enable a robust land supply position to be established, the site has been moved outside of the 5 year supply and this position will continue to be monitored.
<b>Total from allocated sites</b>															
			4780		0	10	80	305	410	647	708	620	2000	2780	
<b>Sites identified in the Brownfield Land Register/SHELAA/Others</b>															
Land east of ringway west	BLR/ SHELAA	Basingstoke	25		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 site is within public ownership (BDBC) and



Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
															can be offered with vacant possession. It is located close to the town centre and ring road and there has been more recent housing development to the east. However, the site has a number of site constraints (noise issues, drainage and utilities) which are considered to be resolvable at this stage but need further investigation which is due to take place in 2022/23. The borough council remain interested in progressing the site for development and it is not currently allocated for any other purpose. Given the current outstanding issues relating to the site it is not considered to be deliverable at this stage but this position will continue to be monitoring as site assessment is completed.
Land north of Churchill Way	BLR/ SHELAA	Basingstoke	45		0	0	0	0	0	0	0	45	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 promoted through a call for sites in 2017 and repromoted in 2019. Through the site monitoring consultation HCC have confirmed that the site could come forward in conjunction with other third party land to achieve a wider, more comprehensive development. Initial viability work has been carried out which has

Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
															identified the wider site is complex but provides an opportunity for comprehensive development. Work to date includes a high level review of the highway access to the site which revealed there are potential highways constraints, although solutions are available when considered as a wider development. A Phase 2 ecology survey has been commissioned which has not presented any significant biodiversity issues. HCC have stated that 45 units could come forward in 2028/29. It is considered that the site could be viably developed at the point envisaged, 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	15	15	0	30	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, 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 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 future of

Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
															all of the town centre car parks in Basingstoke is currently being considered through a specific study being undertaken by HCC, BDBC and consultants, which will feed into the overall Town Centre Masterplan work due to conclude in late 2021. The future of the site will be established through this process and will be reflected in future land supply reports. However, at this stage the site is considered to be developable in the longer term.
Brinkletts Car Park	BLR/ SHELAA	Basingstoke	20		0	0	0	0	0	0	10	10	0	20	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, 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 is identified as an opportunity site in the council's SHELAA (site ref. BAS014) and there is a reasonable prospect that it will be available and viably developed towards the end of the plan period ( 5-10 year timeframe). The future of all of the town centre car parks in Basingstoke is currently being considered through a specific study being undertaken by HCC, BDBC and consultants, which will feed into the overall Town Centre Masterplan work due to conclude in late 2021. The future of the site will be established through this process and will be reflected in future land supply reports. However, at this

Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
															stage the site is considered to be developable in the longer term.
Central Car Park	BLR/ SHELAA	Basingstoke	40		0	0	0	0	0	0	20	20	0	40	The site is currently used as a town centre car park and is owned by the council. It is in a suitable location for housing, as the land to the east is largely characterised by residential properties, whilst the site is also well related to town centre facilities and services, and public transport connections. The land is included within the council's Top of the Town Concept Masterplan, highlighting its potential for future redevelopment. It is also identified as an opportunity site in the council's SHELAA (site ref. BAS011) and there is a reasonable prospect that it will be available and viably developed towards the end of the plan period ( 5-10 year timeframe). The future of all of the town centre car parks in Basingstoke is currently being considered through a specific study being undertaken by HCC, BDBC and consultants, which will feed into the overall Town Centre Masterplan work due to conclude in late 2021. The future of the site will be established through this process and will be reflected in future land supply reports. However, at this stage the site is considered to be developable in the longer term.

Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
Police Station, London Road	BLR/ SHELAA	Basingstoke	56		0	0	0	0	0	56	0	0	0	56	The site is a SHELAA site (ref. BAS012) which lies within the built up area of Basingstoke. The current use of the site as a police station has ceased and a new police facility has been constructed elsewhere in the town (Viables). 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. An updated application for 56 units was submitted in July (19/01822/FUL) but was refused in February 2020 and an appeal was held in April/May 2021 (APP/H1705/W/20/3248204). The appeal was allowed in June 2021. Through the site monitoring consultation the agent for Churchill Retirement Living confirmed that if the appeal was allowed they would anticipate all 56 units being completed by the end of 2023/24. At the base date of 1 April the site did not benefit from any permission and therefore is not included in the 5 year supply at this time. However, this position will be reviewed in the next land supply statement and will be updated as suitable.
Camrose Ground	BLR/ SHELAA	Basingstoke	129		0	0	0	0	0	50	50	29	0	129	The site is a SHELAA site (ref. BAS024) with an estimated initial yield of 160. 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

Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
															enhancements to sport facilities at Winklebury (18/01309/FUL) to facilitate the relocation of the Football Club. The site was originally promoted through the council's call for sites in 2017 and again in 2019 and is included on the council's Brownfield Land Register. Two Outline Planning Applications were submitted, both of which went to DC Committee in September but were refused. These were for 85 units (19/01110/OUT) and a 70 bed care home and 6 flats (19/02889/OUT). With the C2 use being discounted by 46%, this gives a potential yield of 129 units. An appeal date for the applications has not yet been provided. The Council and Sport England currently hold objections against the application. Whilst there is evidence the site is being progressed, in light of the current uncertainty and refusals, the site has been moved outside the 5 year period for land supply reasons and this position will continue to be monitored. The position on the site will continue to be actively managed and any changes in yield will be picked up in future monitoring.
Land west of 2 Kite Hill	BLR/ SHELAA	Basingstoke	10		0	0	0	0	0	10	0	0	0	10	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 agent associated with the site has stated, through the housing monitoring

Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
															consultation, that the site could be built out in 2022/3. However, there is no evidence of progress on the site with no application submitted to date. Therefore the site is not currently considered to be deliverable but this position will continue to be monitored.
Land off Ashwood Way	BLR/ SHELAA	Basingstoke	15		0	0	0	0	0	0	15	0	0	15	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. However, through the site monitoring consultation HCC have confirmed that whilst the site is considered suitable for a residential development, they are currently considering an alternative non-residential use which has Member support. However, feasibility work has been undertaken to bring the site forward for housing. Should the alternative use not proceed, the site could be brought forward quickly to support residential development. The ability to deliver housing therefore remains an opportunity but in light of current uncertainty has been placed outside the 5 year supply.
<b>Total of sites identified in</b>			370		0	0	0	0	0	116	120	134	0	370	

Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
the BLR/SHLAA															
Total of sites identified in the BLR/SHLAA (discounted by 10% for 5-15 yrs.)			333		0	0	0	0	0	104	108	121	0	333	
Total sites identified in the BLR/SHLAA															
			333		0	0	0	0	0	104	108	121	0	333	
Total regeneration sites (Local Plan Policy SS2)															
	ALL	Basingstoke	200		0	0	0	0	0	45	75	80	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 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. The regeneration masterplan is being led by VIVID, with HCC working closely in collaboration, to assist bringing forward local housing delivery. As current and future landowner, the control of the delivery of the final projects will be led by VIVID. Survey work is underway and a positive public consultation event for the wider regeneration project was held in February 2020. VIVID have been



Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
															in discussion with the LPA and plan to submit a masterplan hybrid planning application in Nov 21 with a start on site in Sept 22 and delivery in 2024. VIVID have outlined the following phasing programme through the site monitoring consultation: 45 in 2024/25, 75 in 2025/26 and 80 in 2026/27. It is therefore estimated that approximately 200 new homes could be delivered through the Winklebury regeneration, meeting this allocation. Further new homes could also be delivered through further regeneration schemes in 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 the current 5 year timeframe for land supply purposes due to the lack of application and certainty, although this is considered a cautious approach and one which will be kept under regular review.
<b>Neighbourhood Planning (Local Plan Policy SS5)</b>															
Small settlements			44		0	0	0	0	0	15	15	14	0	44	The settlements of Ashford Hill, Old Basing, Sherfield On Loddon, Sherborne St John, St Mary Bourne, Tadley/Baughurst/Pamber Heath, Upton Grey and Woolton Hill have met their Policy SS5 requirement and have been removed from the total. 5 remaining settlements have yet to fulfil their requirement (by 1 April 2021), 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

Site	Site Status at 1/4/21	Settlement	Net Dwls available	Completions 2011-21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	Unlikely within Plan period	Net Total in Plan period	
															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 were identified in made Plans at 1 April 2021. Good progress is being made with North Waltham, Cliddesden and Burghclere all having designated areas for the purpose of Neighbourhood Planning. The Burghclere Plan received a positive vote at referendum in May 2021 which was held after a delay in line with national guidance relating to the Covid-19 pandemic, and following a successful examination in 2020. The Plan includes a site allocation to meet the SS5 requirement, however as the Plan was made after 1 April 2021 it did not form part of the development plan on 31 March 2021 and is therefore not reflected in this schedule. No progress has been made on developing plans for Dummer and Preston Candover.
<b>Total from Neighbourhood Plans (Policy SS5) on non-allocated sites</b>															
<b>Total remaining from SS5 requirement</b>			<b>44</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>15</b>	<b>14</b>	<b>0</b>	<b>44</b>	
<b>TOTAL SUPPLY</b>															
			<b>10086</b>		<b>1016</b>	<b>949</b>	<b>861</b>	<b>625</b>	<b>670</b>	<b>1080</b>	<b>1166</b>	<b>1040</b>	<b>2679</b>	<b>7407</b>	

## Appendix 4: List of abbreviations

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

## Appendix 5: Monitoring Made Neighbourhood Plans

### Previously Monitored Neighbourhood Plans

The first monitoring reports for the following neighbourhood plans were published in December 2018, 2019 and 2020 and these can be read on the council's website via the following link ([www.basingstoke.gov.uk/BD10](http://www.basingstoke.gov.uk/BD10)). The second, third and fourth monitoring reports for these neighbourhood plans are shown below and cover the time period from 1 April 2020 – 31 March 2021.

Bramley Neighbourhood Plan (Monitoring Period 4)

Oakley and Deane Neighbourhood Plan (Monitoring Period 4)

Overton Neighbourhood Plan (Monitoring Period 4)

Sherborne St John Neighbourhood Plan (Monitoring Period 3)

Sherfield on Loddon Neighbourhood Plan (Monitoring Period 3)

St Mary Bourne Neighbourhood Plan (Monitoring Period 3)

Whitchurch Neighbourhood Plan (Monitoring Period 3)

Kingsclere Neighbourhood Plan (Monitoring Period 2)

Old Basing and Lychpit Neighbourhood Plan (Monitoring Period 2)

### Newly Monitored Neighbourhood Plans

The following neighbourhood plan has been monitored for the first time within the AMR:

Wootton St Lawrence Neighbourhood Plan (Monitoring Period 1)

## Previously Monitored Neighbourhood Plans

### Bramley Neighbourhood Plan (Monitoring Period 4)

#### Bramley Neighbourhood Plan 2011-2029

#### Monitoring Report 4: 1 April 2020- 31 March 2021

##### 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, with the second monitoring report covering the period from 1 April 2018 – 31 March 2019 and the third monitoring report covers the period from 1 April 2019 to 31 March 2020 . These reports can be found on the council's website at: <https://www.basingstoke.gov.uk/BD02>. This fourth monitoring report covers the period from 1 April 2020 to 31 March 2021, and identifies the position at 1 April 2021.

##### 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 335 dwellings consented that qualified towards Local Plan Policy SS5 at 31<sup>st</sup> March 2020. 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?
<b>27/03/15</b>	14/01075/OUT	Minchens Lane	200	No	Before adoption of NP
<b>25/04/16</b>	15/02708/OUT and 18/00099/RES	Land to the North of Sherfield Road (Strawberry Fields)	50	No	Before adoption of NP
<b>25/05/16</b>	15/02682/OUT and 18/00366/RES	Land adjacent to the Street	65	No	Before adoption of NP
<b>12/10/18</b>	18/01517/GPDOFF	The Upper Barn, Middle Barn and South Barn, Minchens Court	14	No	After adoption of NP
<b>09/08/19</b>	19/01470/PIP	Clift Surgery, land adjoining Minchens Lane	6	No	After adoption of NP
<b>04/12/20</b>	20/00319/FUL	Land at Silchester Road	12	No	After adoption of NP
<b>Total</b>			<b>347</b>		

There have been 321 qualifying completions for Policy SS5, as of 31 March 2021, these comprise of 192 dwellings at Minchens Lane site (14/01075/OUT), 65 dwellings at Land adjacent to the Street (18/00366/RES), 50 dwellings at Land to the North of Sherfield Road (18/00099/RES) and 14 dwellings at The Upper Barn, Middle Barn and South Barn (18/01517/GPDOFF).

### Monitoring of the Bramley Neighbourhood Plan

This proforma should be read in 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 2020 to 31 March 2021)
<b>Housing</b>			
Policy H1: New Housing Development	The policy seeks to allow growth in the most sustainable locations in the parish with a spatial strategy 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>17 new dwellings (gross and net) were approved within the monitoring year. This was from three applications where the site was located outside of any Settlement Policy Boundary:</p> <ul style="list-style-type: none"> <li>Land at Silchester Road (20/00319/FUL) for 12 new dwellings, this application was initially refused by the council, with the principal reason being that the application has failed to demonstrate that it had met the criteria to be considered as an exception for housing in the countryside against policies SD1, SS1 and SS6 of the Local Plan and Policy H1 of the Bramley Neighbourhood Plan. This decision was appealed by the applicant and was later granted planning permission by the Planning Inspectorate who noted policies SS1, SS6 and H1 were out of date due to the council's lack of five-year housing land supply, with the titled balance in the NPPF paragraph 11 being applied, and limited weight applied to these policies. It was also noted in the Inspector's decision report that there would be no significant harm to the character and appearance of the area, nor any adverse effect on the settings and</li> </ul>

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 2020 to 31 March 2021)
			<p>significance of nearby listed buildings and the Bramley Conservation Area.</p> <ul style="list-style-type: none"> <li>• Land adjoining the Well House, Cufau de Lane (20/01320/OUT) for the demolition of existing stables and riding area and for the erection of four dwellings.</li> <li>• Latchmere Green (20/00331/GPDADW) for the change of use from agricultural building to dwelling house. This was a prior approval application which was approved as agricultural buildings are permitted to change to a residential use without needing to obtain planning permission. These PD rights do require developers to apply to the local planning authority to find out whether prior approval is needed before the change of use or building works start. Prior approval may be needed if there are transport and highways or noise concerns, contamination or flooding risks on site. The planning application was not assessed against the development plan as this is not a requirement of permitted development.</li> </ul> <p>The principal reason why these applications were granted outside the SPB was due to the council being unable to demonstrate a five-year supply of specific deliverable sites to meet housing needs. This means that the policies relating to housing delivery in the borough's adopted Local Plan and Neighbourhood Plans, were considered to be out of date and subsequently afforded limited weight in the decision-taking process. Policy H1 of the</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 2020 to 31 March 2021)
			<p>Bramley Neighbourhood Plan states that housing outside the Bramley Settlement Boundary will only be supported if it is in accordance with relevant Local Plan Policies, and as such this is also considered to be out of date.</p> <p><u>Completions</u>  153 dwellings (gross and net) were completed within the parish during the monitoring year:</p> <ul style="list-style-type: none"> <li>• 74 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.</li> <li>• 37 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.</li> <li>• 26 of these dwellings were completed at Land at The Street (15/02682/OUT and 1800366/RES) which is located adjacent to the Bramley Settlement Policy Boundary.</li> <li>• 14 of these dwellings were completed at The Upper Barn, Middle Barn and South Barn, Minchens Court (18/01517/GPDOFF). This is located within the SPB of Bramley.</li> <li>• 2 of these dwellings were completed at Land to the North of Sherfield Road (15/02708/OUT and 18/00099/RES). This site is located adjacent but outside of the SPB of Bramley.</li> </ul>

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 2020 to 31 March 2021)
			<p>Of the 153 dwellings completed within the monitoring period, 14 of these were completed inside the SPB on Bramley. This was at the Upper Barn, Middle Barn and South Barn Site. The 74 completions recorded at Razors Farm were located within the Settlement Policy Boundary of Basingstoke Town, part of which is also located within Bramley Parish, therefore a total of 88 dwellings (58%) were completed within SPBs.</p>
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 local needs and ensure a balanced mix of housing in Bramley.	To ensure new housing development incorporates a mix of tenure and size to meet the needs of Bramley, with a particular focus upon smaller dwellings, affordable housing and specialist care facilities.	<p><u>Consents for new housing</u></p> <p>Three planning applications were granted for new housing within the monitoring year, however as one was for outline permission, with no requirement to provide housing mix at this stage, and the other was granted under permitted development. Therefore, only one application was required to detail the housing mix on site, this was the Land at Silchester Road (20/00319/FUL), where the application proposed 12 bungalows.</p> <p>The housing mix proposed was nine x 2-bedroom properties and three x 3-bedroom properties. 5 of the 12 dwellings will be provided as affordable homes (40% of total). Through the S106, it has been agreed that these will be delivered in the form of 5 x 2-bedroom bungalows, therefore in terms of open market dwelling four x two-bedroom dwellings and three x 3-bedroom properties would be provided. The case officer noted that is considered that, in principle, the mix of two- and three-bedroom bungalows would comply with the housing mix policies set out in the Local Plan and the Neighbourhood Plan. Although the proposal itself does not</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 2020 to 31 March 2021)
			include 'a range of house type' (as sought by CN3(i)), it is noted that no new bungalows have been permitted as part of other major developments in Bramley, and that the proposal would help to diversify the housing stock and introduce a 'range'.
<b>Community</b>			
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.	<p><u>Consents</u> No planning applications resulted in the loss of any community valued assets.</p> <p>During the monitoring year, two planning applications was permitted for improvements to community valued assets, these were both located on the same site:</p> <ul style="list-style-type: none"> <li>Bramley Village Hall, The Street (20/01036/FUL) where one application was granted for the resurfacing of existing car park serving the Village Hall including the improvement of drainage and rainwater management on the site. Another application was also granted on site for the variation of conditions 1, 4 and 5 to planning permission 20/01036/FUL to amend the plans numbers and drainage details (21/00205/ROC).</li> </ul> <p>No planning applications were refused within the sites of Community Valued Assets.</p>
Policy CVA 2: Provision of new	Where planning permission is granted for development in	For new development in Bramley to deliver new community facilities.	<p><u>Consents</u></p> <ul style="list-style-type: none"> <li>No new community facilities were approved during the monitoring year; therefore the policy was not tested.</li> </ul>

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 2020 to 31 March 2021)
community facilities.	Bramley opportunities will be taken to provide facilities and amenities of community value.		<p><u>Completions</u></p> <ul style="list-style-type: none"> <li>No new community facilities were completed during the monitoring year.</li> </ul> <p><u>Planning Obligations</u></p> <ul style="list-style-type: none"> <li>One planning applications (full or outline) was of sufficient size to deliver community facilities; this was at Land at Silchester Road where the appeal decision was approved in the monitoring year. The S106 was not required to contribute to community facilities. Community Infrastructure Levy will also be collected and required to be paid by the applicant.</li> </ul>
<b>Environment and Design</b>			
Policy D1: Protecting, complementing and enhancing the historic rural setting of Bramley	Development within and around Bramley village must protect, complement or enhance the character area(s) identified in the Bramley Character Assessment within or adjacent to which it is located.	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>Four planning applications were refused which were capable of being determined against policies in the neighbourhood plan. Design was a reason for refusal in two of these applications. These applications cited policy D2 as a reason for refusal in the decision notice or case officers report:</p> <ul style="list-style-type: none"> <li>Land at Silchester Road (20/00319/FUL). This was refused due to the loss of an important gap within built form and which contributes to the functional and visually</li> </ul>

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 2020 to 31 March 2021)
Policy D2: Design of New Development	New development within Bramley must deliver good quality design and where possible meet the criteria in the policy.		<p>coherent character of the countryside to the south of the Silchester Road and due to the form and density which would erode the rural character of this part of the settlement and fail to protect, complement or enhance the relevant character area in the Bramley Village Character Assessment. However, this application was later approved on appeal by the Planning Inspectorate who noted that the proposal would comply with NP policies D1 and D2, as it was in keeping with surrounding character and there would only be a moderate effect on landscape character. The inspector concluded that the proposed development's effect on the character and appearance of the area would be acceptable. Whilst it would remove a countryside gap on the south west edge of the village, the importance of this gap has been overestimated by the Council and PC, as is clear by the fact that it is not mentioned in the LP or NP.</p> <ul style="list-style-type: none"> <li>Land adjacent The Street, (20/01097/OUT) for an outline planning application for the erection of 4 dwellings including access. This was refused due to the loss of an important gap which would have a harmful and urbanising effect upon the rural character of the area. It was also deemed to be out of keeping with the established character and would be detrimental to the visual amenity of the area. This application has been appealed by the applicant and an appeal is currently in progress which will</li> </ul>

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 2020 to 31 March 2021)
			<p>be determined by the Planning Inspectorate. The outcome of this application will be reported in subsequent monitoring reports.</p> <p><u>Other refusals</u></p> <ul style="list-style-type: none"> <li>• 7 End Lane (20/02694/HSE) for erection of first floor rear extension, which was refused to due to the size of the proposed extension being intrusive and an overbearing form of development which would adversely affect neighbouring properties and not due to the design itself. Policy EM10 of the Local Plan was therefore cited in the decision notice due to impact on neighbouring amenities.</li> <li>• QPS House, The Street (20/00740/FUL) was refused for the conversion of ground floor from tanning salon (sui generis) and retail (A1) to 2 no. one bedroom flats and retail (A1). This was refused due to insufficient justification for loss of the essential service that the A1 use provides and not on design grounds.</li> </ul> <p><u>Building for Life assessments</u></p> <p>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>

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 2020 to 31 March 2021)
			<p>Building for Life is most appropriately used to monitor larger schemes (of 10 or more).</p> <p>The council's urban designer is currently completing the Building for Life reports which will be sent to the Parish Council when finalised.</p> <p>The sites assessed during the monitoring year and their scores were:</p> <ul style="list-style-type: none"> <li>• Land to the North of Sherfield Road, which scored 'very good' as the scheme scored highly on how the layout maximises views towards internal green spaces and out to the wider countryside and an elevational appearance which is well informed by the local vernacular.</li> <li>• Land at The Street, Bramley which scored 'good' due to the streets being well defined by the massing of houses and an elevational appearance which is well informed by the local vernacular.</li> <li>• The Upper Barn, Middle Barn and South Barn which scored 'average'. The scheme scored highly in that it enabled the conversion of some attractive vernacular buildings and allowed views out to the surrounding countryside. The proposal was a <b>permitted development scheme</b> and therefore the council was unable to influence a number of aspects including some flats not having amenity space.</li> </ul>
Policy RE1: Reducing Flood Risk	Planning applications for development in Bramley which is located within areas at	To ensure new development is not at risk of flooding and would not	<p><u>Consents</u></p> <ul style="list-style-type: none"> <li>• No planning applications were approved which were located within flood zone 2 or 3.</li> </ul>

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 2020 to 31 March 2021)
	risk of flooding must include mitigation measures.	increase flooding elsewhere.	<u>Refusals for sites located in flood zones</u> <ul style="list-style-type: none"> <li>No planning applications were refused during the monitoring year which were located in flood zone 2 or 3.</li> </ul> <u>Completions</u> <ul style="list-style-type: none"> <li>2 completions were completed where part of the site was located in flood zone 2 and 3. This was at Land to the North of Sherfield Road (18/00099/RES), however the area in which the flood zone is located is an area of green space with no dwellings located within the flood zone.</li> </ul>
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.	<u>Consents</u> <ul style="list-style-type: none"> <li>No planning applications were determined on designated Local Green Space.</li> </ul> <u>Completions</u> <ul style="list-style-type: none"> <li>No residential development was completed on designated Local Green Space.</li> </ul>
Policy RE3: Protection and enhancement	Development should mitigate any impacts to biodiversity and geodiversity.	To ensure development does not cause significant harm to biodiversity and/or geodiversity or provides	<u>Consents granted which contain important hedgerows</u> One planning applications were determined during the monitoring year which contained important hedgerows within or adjacent to their site boundary, these were at:



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 2020 to 31 March 2021)
of the natural environment	New trees and hedgerows within new development in the parish must reinforce and reflect local biodiversity.	appropriate mitigation as required by policy RE3.	<ul style="list-style-type: none"> <li>Willow Tree Cottage (20/00404/HSE) for the replacement of front entrance gates, however these were to replace the existing wooden gates and did not propose the removal of any of the hedgerow as part of the application.</li> <li>Bramley Village Hall (20/01036/FUL) for the resurfacing of the existing car park including improvements of the drainage and rainwater management system. The application site is bordered with trees in particular fronting the public highway. The proposed hardstanding would lie in proximity to a number of trees. A tree assessment was prepared to support the application which has been reviewed by the Tree Officer. It was concluded that, as a result of the final submitted survey, there was no objection to the application subject to a condition that the protective measures, procedures and solutions are carried out in accordance with the report. This was conditioned.</li> <li>Land adjoining the Well House, Cufaud Lane (20/01320/OUT) for the demolition of existing stables and riding area and for the erection of four dwellings. It was noted that the site contains a number of fruit and other small trees and it is likely that such trees would be lost as a result of the proposed development. The existing trees, whilst having a positive appearance within the streetscene, are not considered to hold any significant amenity value. Furthermore, it was considered that there is space within the frontage of the site to include planting as demonstrated</li> </ul>

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 2020 to 31 March 2021)
			<p>upon the indicative plan. There is a small area of woodland to the rear of the site, further information would be required in this regard, however it is considered that further information can be secured by way of condition. As such, subject to a condition with regards to a landscaping plan being required to be submitted, no objection is raised to their loss.</p> <p>Refusals which contained important hedgerows within in or adjacent to the site boundary.</p> <ul style="list-style-type: none"> <li>Land adjacent The Street (20/01097/OUT) for the erection of 4 dwellings, Policy RE3 was not a principal reason for refusal but was referenced in the case officers report, noting that a small amount of hedgerow would be lost in the creation of the access to the site. The Preliminary Ecological Appraisal submitted by the applicant noted that this hedgerow is species-poor and considered to be of low ecological value. Compensation is required for such a loss as hedgerows are listed as a habitat of 'principle importance'. New planting and protection measures for retained hedgerows are suggested within the report. This application has been appealed by the applicant and an appeal is currently in progress which will be determined by the Planning Inspectorate. The outcome of this application will be reported in subsequent monitoring reports.</li> </ul>

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 2020 to 31 March 2021)
<b>Infrastructure</b>			
Policy T1: Improving the footpath and cycle way network	The development, improvement and extension of the footpath and cycleway network (in illustration 6g within the plan) will be supported to provide better connectivity within the village, safe routes and better access to the countryside.	To ensure development improves the footpath and cycleway network.	<u>Planning obligations for improvements to the footpath and cycle network from consents</u> One major planning applications was approved on appeal within the monitoring year. A S106 was signed for the site but was not required to fund footpath or cycleway network improvements. CIL was collected on site which could be funded towards improvements to the footpath and cycleway network.
Policy T2: Improving road safety in Bramley	Development proposals must show that they will not create a severe adverse impact on road safety at know 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> One major planning applications was refused during the monitoring year (Land at Silchester Road (20/00319/FUL)), however highway grounds was not a principal reason for refusal.  Three smaller (non-major) planning applications were refused during the monitoring year; however none were refused which cited Policy T2 or Policy CN9 of the Local Plan as a reason for refusal.
Policy E1: New employment development	Proposals for the development of new small businesses and for the expansion or	To allow the development of small businesses and expansion or diversification of existing businesses	<u>Change of use consents for new employment development</u> <ul style="list-style-type: none"> <li>There were no change of use consents which would result in new employment development.</li> </ul>

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 2020 to 31 March 2021)
	diversification of existing businesses will be supported provided that the criteria in Policy EM1 can be met.	where they accord with policy E1.	<p><u>Change of use resulting in the loss of employment development</u></p> <ul style="list-style-type: none"> <li>• There were no applications approved which would result in the loss of employment land.</li> <li>• One application was refused which related to retail floorspace, and the loss of it. This was at QPS House, The Street (20/00740/FUL) for the conversion of ground floor from tanning salon (sui generis) and retail (A1) to 2 no. one bedroom flats and retail (A1). This was refused due to insufficient justification for loss of the essential service that the A1 use provides, with the application not found to be in compliance with Policy CN7 of the Local Plan and contrary to the objectives of the Neighbourhood Plan.</li> </ul> <p><u>New consents for employment floorspace</u></p> <ul style="list-style-type: none"> <li>• There were no applications approved for new employment floorspace in the monitoring year.</li> </ul> <p><u>Completed employment floorspace</u></p> <ul style="list-style-type: none"> <li>• No new employment floorspace was completed during the monitoring year.</li> </ul>

## Oakley and Deane Neighbourhood Plan (Monitoring Period 4)

### Oakley and Deane Neighbourhood Plan 2011-2029

#### Monitoring Report 4: 1 April 2020- 31 March 2021

##### 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. The second monitoring report was published in December 2019 and covered the period from 1 April 2018 to 31 March 2019, the third covered the succeeding monitoring year. All monitoring reports can be found at:

<https://www.basingstoke.gov.uk/BD02>. This fourth monitoring report covers the period from 1 April 2020 to 31 March 2021.

##### 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 176 dwellings consented that qualified towards Local Plan Policy SS5 at 31<sup>st</sup> March 2021. 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, 19/00352/RES and 19/00603/RES	Park Farm	48	Yes	After adoption of NP
23/10/2019	18/02521/OUT	The Cottage and Land at Andover Village Hall Cottage	15	Yes	After adoption of NP
<b>Total</b>			176		

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, it has consent for 48 units. The consented figure of 48 units counts towards the requirement of Policy SS5.

There have been 118 qualifying completions for Policy SS5 (consisting of 32 units at Park Farm, 13 units at Leamington Court, 59 units at Land at Beech Tree Close, 10 units at Brickells Yard and 5 units at East Oakley House) in the parish as of 31 March 2021. The council will continue to monitor the delivery of housing in the parish.

### 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.

<b>Housing</b>			
<b>Policy in the Oakley and Deane Neighbourhood Plan:</b>	<b>Summary/description of the policy</b>	<b>Policy Target (as agreed with Oakley and Deane Parish Council)</b>	<b>Performance during the monitoring period (1 April 2020 to 31 March 2021)</b>
<b>Site allocations within the Oakley and Deane Neighbourhood Plan</b>			
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> <p>During the monitoring period there were no new consents pertaining to new dwellings in the parish.</p> <p>Prior to the current monitoring period, it should be noted that three 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), Park Farm (17/02874/OUT, 19/00352/RES and 19/00603/RES) and Andover Road, also known as The Cottage and Land at Andover Village Hall Cottage (18/02521/OUT).</p>

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>No site allocations were permitted within the monitoring year, therefore the policy was not tested during the monitoring year.</p> <p><u>Other site allocations</u></p> <p>During the monitoring year there were no consents for any site allocations within the parish, therefore this element of the policy was not tested</p>
<b>New homes in the parish</b>			
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>No new dwellings were granted planning permission within the monitoring year.</p> <p><u>Housing completions within the Parish</u></p> <p>96 gross (95 net) dwellings were completed during the monitoring year. These were located within the SPB unless otherwise stated:</p> <ul style="list-style-type: none"> <li>• 32 dwellings at Park Farm, Land at Station Road (Phase 2) (19/00603/RES)</li> <li>• 44 dwellings at Land West of Beech Tree Close (14/00963/OUT and 17/00798/RES), this site is part inside and part outside of the SPB.</li> <li>• 4 dwellings at Leamington Court, Andover Road (15/00975/FUL), this site is located outside of the SPB.</li> <li>• 10 dwellings at Brickells Yard, Oakley Lane (15/04534/FUL).</li> <li>• 2 dwellings at 6 Rectory Road (18/03500/FUL).</li> <li>• 2 dwellings at 3 Lyde Close (18/00363/FUL).</li> <li>• 1 dwelling at 17 Land Rear of Sainfoin Lane (18/01394/FUL).</li> <li>• 1 dwelling at Bulls Bushes Farm (18/03528/GPDADW), this site is located outside the SPB.</li> </ul>
Policy 2 – Mix of dwellings	Delivering an appropriate mix of housing in	To ensure at least 90% of dwellings in new developments of	<p><u>Consents for housing mix</u></p> <p>There were no planning applications for new dwellings within the parish, therefore this policy was not tested.</p>



	the parish, with smaller dwellings preferred.	10 or more dwellings have fewer than four bedrooms. Of this 90%, 40 to 50% should have two bedrooms or less.	
<b>Community</b>			
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.	<u>New allotments gained via planning consents</u> <ul style="list-style-type: none"> <li>No major planning applications were consented therefore, this policy was not tested.</li> </ul> <u>Loss of allotments via consents</u> <ul style="list-style-type: none"> <li>No planning applications were decided which were located on any existing allotments, therefore the policy was not tested during the monitoring year.</li> </ul>
<b>Protection and Enhancement of the Environment</b>			
Policy 7 – Protection and Enhancement of the Environment	The ODNP identifies a number of Local Green Spaces in Policy 7.	To only allow development on Local Green Space in very special circumstances.	<u>Consents on Local Green Spaces</u> <ul style="list-style-type: none"> <li>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.</li> </ul> <u>Completions on Local Green Spaces</u> <ul style="list-style-type: none"> <li>There were no completions on the Local Green Spaces identified in the neighbourhood plan.</li> </ul>

Policy 8 – protection of views and vistas.	Seeks to protect the views of St Leonards Church.	To prevent development that would harm the views and vistas of St Leonards Church.	<p><u>Consents within areas of views and vistas</u></p> <ul style="list-style-type: none"> <li>No planning applications were submitted within the area identified of views and vistas surrounding St Leonards Church, therefore this policy was not tested during the monitoring year.</li> </ul> <p><u>Completions within areas of views and vistas</u></p> <ul style="list-style-type: none"> <li>There were no completions within the area identified of views and vistas surrounding St Leonards Church.</li> </ul>
Policy 9 – Woodlands and Trees and Rights of Way in New Developments.	ODNP requires development to incorporate new native woodlands or natural green spaces within their development.	To ensure new trees planted in new developments are native species and appropriately spaced.	<p><u>Consents granted for landscaping</u></p> <p>No major planning applications were granted within the monitoring year; therefore, this policy was not tested.</p>
Policy 10 - Biodiversity	Requires development proposals to ensure there is no net loss of biodiversity and where possible to	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>No major planning applications were granted within the monitoring year, therefore this policy was not tested.</p>

	provide a net gain.		
<b>Employment and Skills</b>			
Policy 11 – Protection of Employment	Supports the provision of new or improved employment space subject to it not harming local character or residential amenity to provide more employment opportunities within the Parish to enable residents to live and work locally.	To support the provision of new or improved employment floorspace.	<u>Consents for new or improved employment floorspace</u> No planning applications were approved which would result in new or improved employment floorspace during the monitoring year, therefore this policy was not tested.

Policy 12 – Protection of Local Facilities	Supports proposals for new or additional local retail facilities provided they do not harm existing facilities, local character or residential amenity	To support the provision of new retail facilities.	<u>Consents for new or additional retail facilities</u> No applications were consents for new or improved retail facilities during the monitoring year.
<b>Design</b>			
Policy 13 – Village and Energy Efficient Design	This policy requires development proposals (excluding Manydown) to comply with the Oakley Village Design Statement (2004) in so far as it continues to	<ul style="list-style-type: none"> <li>To ensure all proposals comply with the Village Design Statement.</li> </ul>	<u>Consents referencing the Village Design Statement or Policy 13</u> 38 planning applications were decided during the monitoring year which related to existing extensions, three of these planning applications were refused: <ul style="list-style-type: none"> <li>38 planning applications were approved which relates to extensions of existing homes during the monitoring year. There is evidence that the VDS is being used to inform the design of the buildings in the village. Policy 13 (which requires adherence with the VDS) was cited by the case officer in the determination of 30 applications.</li> </ul> <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.  There were no minor applications refused within the monitoring year.

	be applicable under revised building and sustainability regulations.		<p><u>Use of the VDS in major planning applications</u></p> <p>One major application was refused during the monitoring year. The use of the VDS is considered in more detail below:</p> <ul style="list-style-type: none"> <li>Land to the East of Station Road Oakley (20/00004/OUT) for outline planning application for erection of up to 110 residential units (Class C3). In the decision notice, the case officer cited that the proposal would adversely impact on the local landscape character and scenic quality of the area and not successfully integrate with surrounding development resulting in significant and adverse impacts on the visual quality of the area. Furthermore, the proposal would also impact on the setting of the Church Oakley Conservation Area and therefore not preserve the significance of the heritage setting. This decision was appealed by the applicant and was subsequently approved on 11<sup>th</sup> August 2021 by the Planning Inspectorate, the decision date is outside of the current monitoring period. This decision and the reasons for approval will therefore be reviewed in the succeeding monitoring report, as well as compliance with other neighbourhood plan policies.</li> </ul>
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## Overton Neighbourhood Plan (Monitoring Period 4)

### Overton Neighbourhood Plan 2016-2029

#### Monitoring Report 4: 1 April 2020- 31 March 2021

##### 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 Overton 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. The second monitoring report was published in December 2019 covering the period from 1 April 2018 to 31 March 2019. All neighbourhood plan monitoring reports can be viewed at: <https://www.basingstoke.gov.uk/BD02>. This is the fourth monitoring report for the parish and covers the period from 1 April 2020 – 31 March 2021.

##### 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 31<sup>st</sup> March 2021. 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
<b>Total</b>			55		

There have been 55 qualifying completions for Policy SS5 at the Land at Sapley Lane Site as of 31st March 2021. The Local Plan site allocation at Overton Hill is located within the Parish, however this does not count towards the Policy SS5 requirement, as it was allocated in the Local Plan.

#### Monitoring of the Overton Neighbourhood Plan

This proforma should be read in 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>No planning applications were approved within the monitoring year which would result in new dwellings. A number of householder applications were approved for extensions and minor development within the parish.</p> <p><u>Completions within the Parish</u></p> <p>35 (net and gross) dwellings were completed in the parish within the monitoring year.</p>

- 35 dwellings were completed at the Neighbourhood Plan site allocation at Land at Sapley Lane (18/00348/RES). Although the site is located outside of the SPB it complies with Policy SS6 of the Local Plan relating to new housing in the countryside as it is a site allocation within a made neighbourhood plan.

All of the completed dwellings were located outside of the Settlement Policy Boundary, however all of these were completed on a site allocated within the NP, where the principle of development outside the Settlement Policy Boundary had been accepted.

#### Refusals within the Parish

One planning applications were refused during the monitoring year, this was located at:

- Land adjacent Pond Close, Pond Close (20/02375/OUT) for an outline planning application for 75 dwellings, open space, allotments, landscaping and access via Sheep Fair Lane. This decision has been appealed by the applicant and will be determined by the Planning Inspectorate. The outcomes of which will be reported in succeeding monitoring reports.

Policy	Description of the Policy	Target (as agreed with Overton Parish Council)	Performance during the monitoring period (1 April 2020- 31 March 2021)
<b>Design</b>			
Policy LBE1: Conserving and enhancing the character of the landscape and built environment.	Policy LBE1 requires proposals to demonstrate where appropriate that they conserve or enhance the character of the landscape and built environment, where possible this should take into account the Village Design Statement, Conservation Area Appraisal and Building	To ensure new development conserves or enhances the character of the landscape and built environment.	<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). One eligible scheme was completed during the monitoring year, this was at Land at Sapley Lane which received the highest score of 'very good'. The assessor commented that the scheme scored highly on how the layout maximises views towards green spaces and the wider countryside and an elevational appearance which is well informed by the local vernacular.</p>



	for Life Standards. The policy also strongly encourages applicants to engage with the community before and during the planning process.		<p><u>Refusals for major development</u></p> <p>One application was refused for a major housing development in the parish, this was at Land Adjacent Pond Close (20/02375/OUT) for an outline planning application for 75 dwellings, open space, allotments, landscaping and access via Sheep Fair Lane.</p> <p>The case officer had recommended the application be approved, however at Development Control Committee the application was refused. The principal reason for refusal at committee was that the proposed development would result in the loss of an area of undeveloped countryside that would significantly impact upon the setting on the Village of Overton, adversely impacting on the local landscape character and scenic quality and would not successfully integrate with surrounding development resulting in significant and adverse impacts on the visual quality of the area. An appeal has been submitted by the applicant and will be determined by the Planning Inspectorate. The outcome of which will be reported in subsequent neighbourhood plan monitoring reports.</p>
<b>Housing</b>			
Policy H1: New Housing responding to the needs of local residents	The policy supports residential development in the built up area of Overton and on site allocations in the plan. It also requires the provision of a mix of dwelling sizes and that consideration is given to local need for affordable housing.	<p>To provide secure 40% affordable housing on relevant sites of 11 or more (6 or more in the AONB).</p> <p>To provide a mix of dwelling sizes to respond to the needs of local residents.</p>	<p><u>Consents</u></p> <p>There were no planning applications approved for new dwellings during the monitoring period, therefore this element of the policy was not tested.</p> <p><u>Completions.</u></p> <p>13 affordable dwellings were completed during the monitoring year:</p> <ul style="list-style-type: none"> <li>• All of these affordable dwellings were completed at Sapley Lane (16/00626/RES) of these: <ul style="list-style-type: none"> <li>○ 6 were one-bedroom flats;</li> <li>○ 6 were two-bedroom flats; and.</li> </ul> </li> </ul>

	The policy also requires applicant to demonstrate that consideration has been given to the guidelines set out in 'Secure by Design'.	(quality of design monitored as part of Policy LBE1)	<ul style="list-style-type: none"> <li>○ 1 was a four-bedroom house;</li> </ul> <p>The council's housing team inputted to the housing mix agreed at outline stage and contained within the S106 agreement to ensure the mix reflected the local need for affordable housing.</p>
<p>Policy H2: Site allocations</p> <p>Policy SS1: Site allocations</p>	The policy allocates at least 150 dwellings via site allocations to meet the requirement of Local Plan Policy SS5 (Neighbourhood Planning)	To ensure at least 150 dwellings, as required by Local Plan Policy SS5 are delivered through site allocations in the Overton Neighbourhood Plan.	<p><u>Site allocations consented within the Overton Neighbourhood Plan</u></p> <p>No neighbourhood plan site allocations were granted permission during the monitoring period.</p> <p>One neighbourhood plan site allocation in the parish has planning permission, this is at Land at Sapley Lane (16/03057/OUT and 18/00348/RES) where the outline and reserved matters applications were both approved prior to this monitoring period. 35 dwellings were recorded as being completed on the Land at Sapley Lane site allocation within the monitoring period and the site has now been completed</p> <p>An application is however under consideration for another one of the NP allocations, namely site B: East of Court Drove. The relevant application reference is: 19/02083/FUL and the outcome and details of this planning application will be reported in succeeding monitoring reports.</p>
<b>Natural Environment</b>			
Policy H3: New Housing that conserves natural resources	The policy requires that where possible, applications should be sustainable and	To ensure that proposals take into account best practice in energy efficiency and generation,	<p><u>Consents</u></p> <ul style="list-style-type: none"> <li>• <u>Energy efficiency and generation</u></li> </ul>

	efficiently conserve natural resources and promote biodiversity.	provide appropriate landscaping and where possible they conserve or enhance biodiversity.  (quality of design monitored as part of Policy LBE1)	<p>No planning applications that would result in new dwellings were determined within the monitoring period, therefore this element of the policy was not tested.</p> <ul style="list-style-type: none"> <li>• <u>Landscaping</u> No major planning applications that would result in new dwellings were granted permission within the monitoring period, therefore this element of the policy was not tested.</li> <li>• <u>Biodiversity compensation/enhancement measures</u> No planning applications that would result in new dwellings were granted permission within the monitoring period, therefore this element of the policy was not tested.</li> <li>• <u>Refused planning applications</u> One planning applications were refused during the monitoring year, this was at Land adjacent to Pond Close (20/02375/OUT) which cited Policy LBE1 as a reason for refusal in the decision notice, with lack of landscape management plan and biodiversity mitigation plan cited as the second reason for refusal. This application has been appealed by the applicant and will be determined by the Planning Inspectorate. The succeeding monitoring reports will provide an update on the application.</li> </ul>
Policy H4: Grey water recycling and SUDs	The policy supports the use of grey water recycling and sustainable drainage systems (SUDs)	The use of grey water recycling and utilization of SUDs will be supported, where possible.	<p><u>Consents</u> No major planning applications or planning applications that would result in new dwellings were granted within the monitoring period, therefore the policy was not tested.</p>

	wherever practical and viable.		
<b>Retail and economy</b>			
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> <p>Two applications were granted for improvements or amendments to shops, both were located within the Conservation Area:</p> <ul style="list-style-type: none"> <li>• 16 High Street, Overton (20/00449/FUL) for the installation of new timber shopfront and alterations to fenestration. The proposal sought to replacement the shopfront, the case officer noted that the proposal would result in improvements and therefore would be in compliance with Policy EM10 of the Local Plan and LBE1 of the Neighbourhood Plan</li> <li>• 16 High Street, Overton (20/00450/ADV) for the display of 1 externally illuminated fascia sign and 2 non illuminated side panels. The proposal sought consent for the replacement of existing signage to the front of the property, it was considered that the signage would be in keeping with the established character of the area and would not detrimentally affect the appearance of the premises or visual amenity within the wider street scheme and was in compliance with Policy EM10 of the Local Plan and LBE1 of the Neighbourhood Plan</li> </ul> <p><u>Change of use applications</u></p>
Policy S2: Shops, change of use.			

			<ul style="list-style-type: none"> <li>There were no planning applications for the change of use within the Conservation Area including the High Street or Winchester Street during the monitoring year.</li> </ul> <p><u>Other applications for services</u></p> <p>Two applications were granted in the monitoring year which related to the rural economy:</p> <ul style="list-style-type: none"> <li>1 The Station, Station Hill (20/00087/FUL) for the erection of steel portal framed building for use as an MOT testing unit following demolition of existing building.</li> <li>Storage Building at Polhampton Farm (20/02307/FUL) for the change of use of agricultural building to a B8 storage use and siting of a portable office unit.</li> </ul>
<b>Infrastructure</b>			
Policy L1: Development of existing and new nursery schools.	The policy supports new nursery schools subject to them meeting the criteria in the policy.	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><u>Consents</u></p> <p>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 during the monitoring year.</p>
Policy T1: The provision of multi-use paths is supported.	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	To ensure new development includes multi-use paths which improve connectivity for pedestrians and cyclists.	<p><u>Consents</u></p> <p>There were no major planning applications granted during the monitoring year which would need to provide multi-use paths through developer contributions, therefore this policy was not tested during the monitoring year.</p>

	scooters, wheelchairs and prams.		
Policy CS1: Community Services	The policy seeks to protect the loss of essential local services and facilities including local shops, the post office, Overton Pharmacy, public houses and Beech Tree Nursing Home.	To avoid the loss of essential local services and facilities, unless certain criteria specified in Policy CS1 have been met.	<p><u>Consents</u></p> <p>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></p> <p>No planning applications were determined for the change of use of retail uses to other uses during the monitoring year.</p> <p><u>Improvements or amendments to community facilities</u></p> <p>One planning application was approved for an improvement to a community facility, this was at 49-55 St Lukes Hall, Winchester Street (20/03515/FUL) for the erection of conservatory to rear elevation of community hall. The proposal would result in an increase in the footprint of the building by 30 sqm.</p>

## Sherborne St John Neighbourhood Plan (Monitoring Period 3)

### Sherborne St John Neighbourhood Plan 2016-2029

#### Monitoring Report 3 covering the period from 1 April 2020 to 31 March 2021

##### 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 third monitoring report for the Plan. The first monitoring report for the Neighbourhood Plan was published in December 2019 which reviewed the performance of the policies from the date that the NP was adopted (19 May 2017) to 31 March 2018, and the first complete monitoring year from 1 April 2018 to 31 March 2019, the second then followed the period 1 April 2019 – 31<sup>st</sup> March 2020. These can be viewed on the council's website [here](#).

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 31<sup>st</sup> March 2020. 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 Neighbourhood Plan
<b>Total</b>			18		

As of 31 March 2021, 18 qualifying SS5 dwellings have been completed, on the Land South of Cranes Road site. It is therefore considered that Sherborne St John have met their Policy SS5 target.

#### 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 2 gross and net new dwellings were permitted within the parish during the monitoring period:</p> <ul style="list-style-type: none"> <li>• 44 Manor Road Sherborne St John, (20/00575/FUL) for the erection of a dwelling.</li> </ul>



- Land at Os Ref 462845 155806 (19/02850/FUL) for the change of use of land from class B1 (office) to C3 (residential) and erection of 1 no. 2 bed dwelling.

#### Refusals

One planning application was refused during the monitoring year, this was at:

- Land at Os 461647 155122 Aldermaston Road (20/00128/PIP) for an application for Permission in Principle (PiP) for residential development of up to 1 dwelling. This was refused due to an unacceptable risk in users of the proposed access and public highway (A340) which would be detrimental to highway safety and lack of evidence that the proposed development will result or be at risk from contamination.

#### Completions

80 gross and (79 net) new dwellings were completed in the parish during the monitoring period:

- 55 dwellings were completed on the Local Plan site allocation of Phase 2 of Marnel Park which is located within the Parish of Sherborne St John however falls within the Settlement Policy Boundary (SPB) of Basingstoke Town (BDB/75761 and 16/01794/RES).
- 18 dwellings were completed on the Neighbourhood Plan site allocation Land at South of Cranes Road (19/01828/RES)
- 2 dwellings were completed at Land at Dark Lane Allotments, Dark Lane (18/00475/FUL).
- 3 dwellings were completed at Land at 2 Manor Road (18/09540/FUL).
- A replacement dwelling at 38A Manor Road (18/00108/FUL).
- Barn, Tames Dell, Monk Sherborne Road (18/02690/FUL) for the conversion of existing barn to dwelling.

<b>Policy</b>	<b>Target (as agreed with Sherborne St John Parish Council)</b>	<b>Performance against target 1 April 2019- - 31 March 2020</b>
Policy SSJ1: Delivering a mix of housing	To ensure that at least half of the new dwellings (permitted on developments with a net increase of two	<u>Consents</u> The two new dwellings consented had the following housing mixes: <ul style="list-style-type: none"> <li>• 44 Manor Road Sherborne St John, (20/00575/FUL) for 1 x 2 bed dwelling.</li> </ul>

sizes to meet local needs	or more dwellings) have two or three bedrooms.	<ul style="list-style-type: none"> <li>Land at Os Ref 462845 155806 (19/02850/FUL) for 1 x 2 bed dwelling.</li> </ul> <p>However, due to the small scale of these two developments which were for individual dwellings, they did not meet the threshold required for Policy SSJ1 which was a net increase of two or more dwellings and therefore the policy was not tested during the monitoring year.</p> <p><u>Completions</u></p> <p>80 gross completions were recorded in the parish during the monitoring year, these comprised of:</p> <ul style="list-style-type: none"> <li>55 dwellings at Land North of Marnel Park (BDB/75762 and 16/01794/RES) consisting of 5 x one bedroom dwelling, 33 x two-bedroom dwelling, 11 x three-bedroom dwelling and 6 x four bedroom dwelling.</li> <li>18 dwellings at Land South of Cranes Road, (19/01828/RES), consisting of 2 x one bedroom dwelling, 7 x two-bedroom dwelling, 6 x three-bedroom dwelling, 2 x four-bedroom dwellings and 1 x five bedroom dwelling.</li> <li>2 dwellings at Lane at Dark Lane Allotments, (18/00475/FUL) consisting of 1 x two-bedroom dwelling and 1 x four-bedroom dwelling.</li> <li>3 dwellings at Land at 2 Manor Road (18/00540/FUL), consisting of 2 x three-bedroom dwellings and 1 x four-bedroom dwelling.</li> <li>1 replacement dwelling at 38A Manor Road, (18/00108/FUL), consisting of 1 four-bedroom dwelling.</li> <li>1 dwelling at Barn, Tames Dell, Monk Sherbourne Road, (18/02690/FUL), consisting of 1 x four-bedroom dwelling.</li> </ul> <p>In combination the 80 completions comprised of 7 x one-bedroom dwellings (9%), 41 x two-bedroom dwellings (51%), 19 x three-bedroom dwellings (24%) and 12 x four-bedroom dwellings (15%) and 1 x five-bedroom dwelling (1%). This mix would be in line with the policy as 75% of the dwellings completed were for 2- or 3-bedroom dwellings.</p>
Policy SSJ2: The	To ensure new development	<p><u>Refusals</u></p> <p>There was one refused application within the monitoring year, this was at:</p>

Rural Character of the Parish	preserves and if possible enhances the rural character and natural assets of the Parish, including through the protection of open space and key views.	<ul style="list-style-type: none"> <li>Land at Os Ref 462845 155806 (19/02850/FUL) for the application for Permission in Principle for residential development of up to 1 dwelling (20/00128/PIP). Within the officer report, the case officer cited that the site falls on the identified 'Strategic Gap' within the adopted Local Plan. Policy SSJ2 seeks to protect the rural character of the parish by avoiding urbanising influence of development which may impact on natural assets as well as the coalescence of Sherbourne St John and Basingstoke. However, it was considered the determination with regards to the policy SSJ2 is a matter for the TDC stage of the application. Therefore, the refusal of the application was determined based on highway safety and risk of contaminated land and not due to the rural character of the parish.</li> </ul>
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></p> <p>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 Settlement Policy Boundary (SPB) of Sherborne St John was revised to include the site allocation.</p> <p>The outline application was granted during the previous monitoring period (16/04110/OUT) for the erection of 18 dwellings, 7 of which would be affordable units (39%). The reserved matters application for the site was approved during the previous monitoring period (19/01828/RES). A further reserved matters application was granted during the monitoring period (20/10542/RES), this was for the village shop.</p> <p>During the monitoring year, all of the 18 dwellings were recorded as being completed on site. The shop was under construction during the monitoring year.</p>

## Sherfield on Loddon Neighbourhood Plan (Monitoring Period 3)

### Sherfield on Loddon Neighbourhood Plan 2016-2029

#### Monitoring Report 3 covering the period from 1 April 2020- 31 March 2021

##### 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. The second monitoring report for the Plan was published in December 2019, 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, the second monitoring report covered the period from 1 April 2019- 31 March 2020, they are both available to view at: <https://www.basingstoke.gov.uk/BD02>. This is the third monitoring report for the Plan covering the period from 1 April 2020-31 March 2021.

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, it does include a policy that would allow a qualifying windfall site to come forward in order to meet the requirement.

The Local Plan site allocation of Redlands is located within the Parish but this 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 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, 15 dwellings have been consented that qualified towards Local Plan Policy SS5 at 31<sup>st</sup> March 2021. This is shown on Table 1 below:

*Table SOLNP 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?
28/01/2020	17/03849/FUL	The field adjoining the White Hart Public House	15	No	After adoption of NP
<b>Total</b>			15		

As of 31 March 2021, there have been no qualifying completions recorded in the parish.

#### Monitoring of the Sherfield on Loddon Neighbourhood Plan

This proforma should be read in 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 (as agreed with Sherfield on Loddon Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
<b>Housing</b>			
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 for residential dwellings</u></p> <p>During the monitoring period, consents were granted for 9 gross and net new dwellings (excluding reserved matters applications).</p> <p>Of these 9 gross and net new dwellings, six of these were granted outside of the SPB, in terms of the 9 dwellings these were located at:</p> <ul style="list-style-type: none"> <li>Land at Moulshay Farm, Wildmoor Lane (20/01050/GPDADW) for the change of use from agricultural building to 4 no. dwellings.</li> <li>Sherdon House Barn and Workshops, Rear of Reading Road (19/01759/FUL) for the demolition of existing barn, garage, portacabin and office building and the erection of a terrace of three dwellings.</li> <li>Wildmoor Farmhouse (20/00658/FUL) for the erection of dwelling, within and incorporating the steel frame of the existing structure, with the relocation of one bay to the east (for reasons of amenity) and demolition of storage shed.</li> <li>Riverside House, Wildmoor Lane (19/03348/FUL) for the erection of 1 no. 2 bed dwelling.</li> </ul> <p>One reserved matters application was also granted, which was located within the Basingstoke Town Settlement Policy Boundary (SPB). The site is allocated in the Local Plan and the principle has already been accepted from the outline application, previously approved:</p> <ul style="list-style-type: none"> <li>Land at Redlands, Reading Road (19/02773/RES) for the reserved matters application pursuant to outline planning permission 16/02457/OUT</li> </ul>

Policy	Description of the Policy	Target (as agreed with Sherfield on Loddon Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
			<p>for the erection of 150 dwellings, including 60 affordable units, with associated internal access streets, car parking and landscaping. Matters to be considered: appearance, landscaping, layout and scale.</p> <p><u>Completions</u>  There were 7 gross new dwellings completed within the parish during the monitoring year, these were located outside of the SPB at:</p> <ul style="list-style-type: none"> <li>• 3 dwellings at Water Bailiffs Barn, Wildmoor Lane (17/02842/GPDADW). These dwellings were converted barns on a former agricultural site.</li> <li>• 4 dwellings at Little Bowlings, Goddards Lane (17/03248/RES), these dwellings were built on a former agricultural site.</li> </ul> <p><u>Refusals</u>  During the monitoring year, one planning application was refused, this was at:</p> <ul style="list-style-type: none"> <li>• Land at Redlands (20/00953/FUL) to form one temporary access. This was refused due to the unacceptable increase in risk to users of the proposed access and public highway (A33) which would not provide a safe and suitable access, resulting in an adverse impact on highway safety. The applicant has appealed the decision which will be determined by the Planning Inspectorate. Future monitoring reports will provide an update.</li> </ul>
Policy H2: New housing to meet the requirement of	The policy supports new development which would be in	To ensure at least 10 dwellings are delivered on qualifying sites in Sherfield on	<p><u>Consents for Policy SS5</u>  Policy H2 of the SOL NP specifically relates to Policy SS5 of the Local Plan which requires at least 10 dwellings to be delivered in the parish of Sherfield on Loddon.</p>

Policy	Description of the Policy	Target (as agreed with Sherfield on Loddon Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
Local Plan Policy SS5	accordance with Policy SS5.	Loddon, as required by Local Plan Policy SS5.	<p>Paragraph 6.2.14 clarifies the criteria for a site to qualify under Policy SS5 including requirements for the size and location of the site.</p> <p>One development proposal was approved within the previous monitoring year (for the period between 1<sup>st</sup> April 2019- 31<sup>st</sup> March 2020) which would meet the requirement for at least 10 dwellings within the parish. This is the site for 15 new dwellings referred to above at the field adjoining the White Hart Public House (17/03849/FUL) which is outside of but adjacent to the Settlement Policy Boundary, and is over ten dwellings and therefore qualifying as qualifying site as per the criteria relating to SS5 in the Local Plan. It is therefore considered that the Policy SS5 requirement for Sherfield on Loddon has been met.</p> <p>Succeeding neighbourhood plan monitoring reports will continue to monitor the progress of this site.</p>
Policy H3: Provision of housing to meet local needs	Requires planning applications to demonstrate how they will contribute to a balanced mix of housing within the parish, with affordable housing tenure	To ensure new housing development incorporates a mix of tenure and size to meet the needs of Sherfield on Loddon, with a particular focus upon smaller	<p><u>Housing mix from planning consents</u></p> <p>One reserved matters planning application was approved within the parish, which would result in the erection of 150 dwellings, including 60 affordable units at Land At Redlands, Reading Road (19/02773/RES). The site is allocated within the Local Plan, under policy SS3.7 (Redlands).</p> <p>The overall housing mix proposed on site (for market and affordable) was approved for:</p> <ul style="list-style-type: none"> <li>• 12 x one-bedroom dwelling – 8% of overall mix.</li> <li>• 30 x two-bedroom dwellings – 20% of overall mix.</li> </ul>



Policy	Description of the Policy	Target (as agreed with Sherfield on Loddon Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
	prioritised for those with a local connection.	dwellings and affordable housing.	<ul style="list-style-type: none"> <li>• 78 x three-bedroom dwellings – 52% of overall mix.</li> <li>• 30 x four-bedroom dwellings – 20% of overall mix.</li> </ul> <p>The above housing mix ensures that 120 out of 150 homes would have three bedrooms or fewer which equates to 80%. 42 dwellings would have two bedrooms or fewer, equating to 28%. This is in line with Policy H3 which identifies a particular need for smaller properties, with 3 bedrooms or fewer required by the policy.</p> <p>The mix of the 90 market dwellings are outlined below:</p> <ul style="list-style-type: none"> <li>• 27 x four-bedroom dwelling (30%)</li> <li>• 58 x three-bedroom dwellings (64.5%)</li> <li>• 5 x two-bedroom dwellings (5.5%)</li> </ul> <p>60 of the 150 dwellings (40%) have been approved for affordable housing. This is in line with the requirements of Local Plan Policy CN1 (Affordable Housing) and would help to deliver the mixed community sought by Policy H3. Of the 60 Affordable Houses 42 would be for rent and 18 intermediate which would accord with the required tenure split (70/30). Furthermore, at least 9 affordable homes would be required to meet enhanced accessibility or adaptability standards.</p> <p><u>Housing mix for completed sites</u></p> <p>The two completed sites within the monitoring year had the following housing mix, these were all for market dwellings and did not need to provide affordable housing as they were not major sites and did not meet the affordable housing threshold:</p>

Policy	Description of the Policy	Target (as agreed with Sherfield on Loddon Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
			<ul style="list-style-type: none"> <li>3 dwellings at Water Bailiffs Barn, Wildmoor Lane (17/02842/GPDADW), consisting of 1 x two bedroom dwelling, 2 x two bedroom dwellings.</li> <li>4 dwellings at Little Bowlings Goddards Lane (17/03248/RES), consisting of 4 x four-bedroom dwellings.</li> </ul>
<b>The Historic Environment</b>			
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 number of specific features such as scale, density and materials.	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 reserved matters application was approved during the monitoring year.</p> <ul style="list-style-type: none"> <li>Land at Redlands, Reading Road (19/02773/RES) for the reserved matters application pursuant to outline planning permission 16/02457/OUT for the erection of 150 dwellings, including 60 affordable units, with associated internal access streets, car parking and landscaping. Matters to be considered: appearance, landscaping, layout and scale. Within the officers' report, it was noted that Policy D1 was relevant to the application, the officer considered that 'the layout of the site is considered to achieve a neighbourhood that would function practically in terms of accessibility and provide a positive environment. The available land is used efficiently and due to the medium density of the development, responds to the local context. The development, due to its self-contained nature, would contribute towards local distinctiveness and create a sense of place.'</li> </ul> <p>Other applications approved during the monitoring year were:</p> <ul style="list-style-type: none"> <li>Wildmoor Farmhouse (20/00658/FUL) for the erection of dwelling, within and incorporating the steel frame of the existing structure, with the relocation of one bay to the east (for reasons of amenity) and demolition of storage shed. The case officer noted that there would be an impact to the</li> </ul>

Policy	Description of the Policy	Target (as agreed with Sherfield on Loddon Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
			<p>character of the area, by virtue of the new dwelling/converted residential character, this would include a change in relationship with the existing farm building and the surrounding countryside (including setting of the River Loddon), including at night given the openings. The impact would be reduced by virtue of the distance over which views are available, and the context within which the building would be seen, within a group of other buildings of residential and agricultural character, and importantly, large modern agricultural structure at Water Bailiffs Barn that is currently being converted to three dwellings. However, it was considered there would be limited harm to the character and appearance of the area.</p> <ul style="list-style-type: none"> <li>• Riverside House, Wildmoor Lane (19/03348/FUL) for the erection of 1 no. 2 bed dwelling. The case officer had initially recommended that the application was refused at Development Control Committee, however the committee approved the application as the erection of a single dwelling in this location was considered to fit acceptably with the surrounding pattern of development, would not have a detrimental landscape impact and would not be isolated.</li> <li>• Moulshay Farm Wildmoor Lane Sherfield-on-Loddon (20/01050/GPDADW), for the notification of proposed change of use from agricultural building to 4 no. dwellings. This was a prior approval application which was approved as agricultural buildings are permitted to change to a residential use without needing to obtain planning permission. These PD rights do require developers to apply to the local planning authority to find out whether prior approval is needed before the change of use or building works start. Prior approval may be needed if there are</li> </ul>

Policy	Description of the Policy	Target (as agreed with Sherfield on Loddon Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
			<p>transport and highways or noise concerns, contamination or flooding risks on site. The planning application was not assessed against the development plan as this is not a requirement of permitted development.</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. However, during the monitoring period there was only one refusal which was not refused due to the design or character.</p>
<b>Design</b>			
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 relationship with open space, car parking and the retention of trees and hedges.	To ensure new development permitted in Sherfield on Loddon Parish is of a high design quality.	<p><u>Design of major planning applications</u></p> <p>One major planning application was approved during the monitoring year. This application was considered against policy D2 and considered to be in accordance with the policy for the following reasons:</p> <ul style="list-style-type: none"> <li>Land at Redlands Reading Road Sherfield-on-Loddon (19/02773/RES) for the reserved matters application pursuant to outline planning permission 16/02457/OUT for the erection of 150 dwellings, including 60 affordable units, with associated internal access streets, car parking and landscaping. Matters to be considered: appearance, landscaping, layout and scale. Within the officers' report, policy D2 was referred to in terms of the layout of the site. The development was considered to accord with Policy D2 as the application seeks to achieve a neighbourhood that would be sympathetic of local character, respond to the local context of buildings in terms of design, siting, density and spacing in order to reinforce attractive</li> </ul>

Policy	Description of the Policy	Target (as agreed with Sherfield on Loddon Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
			<p>qualities of local distinctiveness. Policies EM1 and EM10 within the Local Plan helped to reinforce the policy.</p> <p><u>Building for Life to assess design</u></p> <p>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>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 this element of the policy was not tested.</p>
<b>The Natural Environment</b>			
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	<p><u>Consents on SINC's and SSSIs</u></p> <p>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.</p> <p>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.</p>

Policy	Description of the Policy	Target (as agreed with Sherfield on Loddon Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
		biodiversity where possible.	
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 adversely affect these designated Local Green Spaces.	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 G3: Reducing Flood Risk	To ensure developments that are at risk of flooding include appropriate mitigation measures giving particular priority to the use of	To ensure new development is not at risk of flooding and would not increase the risk of flooding elsewhere.	<u>Consents within Flood Zone 2 and 3</u> No planning applications were granted permission during the monitoring period which were located in Flood Zones 2 or 3, therefore, this policy was not tested during the monitoring period.  <u>Refusals within Flood Zone 2 and 3</u> No planning applications were refused on the grounds of flooding during the monitoring period.

Policy	Description of the Policy	Target (as agreed with Sherfield on Loddon Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
	sustainable drainage systems.		
<b>Infrastructure</b>			
Policy T1: Improving and enhancing the footpath network	Ensures that development proposals retain and protect existing footpaths. Where possible, footpaths should be extended to improve connectivity throughout the parish.	To ensure development improves and extends the footpath and cycleway network.	<u>Consents for footpath improvements</u> One major planning application for reserved matters was granted planning permission during the monitoring year, this was Land at Redlands, Reading Road (19/02773/RES) where pedestrian footpaths were secured on site where appropriate to ensure suitable access. Furthermore, in relation to cycle infrastructure, it was noted by the case officer that an on-site route has been provided along the western side of the development through the site. While this does require crossing the internal access road to the north side, this element of the access road was approved at outline application stage. The route will nevertheless provide access to the crossing on the A33 intended to be created as part of the access works required to the Gaiger Avenue roundabout secured under the outline application and as an ongoing requirement to be provided under the terms of the associated s106.
Policy T2: Creating a cycle 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	To ensure development does not have a severe adverse impact upon road safety in the locations of the	<u>Refusals</u> <ul style="list-style-type: none"> <li>One planning application was refused during the monitoring period, this was at Land at Redlands (20/00953/FUL) to form one temporary access. This was refused due to the unacceptable increase in risk to users of the proposed access and public highway (A33) which would not provide a safe and suitable access, resulting in an adverse impact on highway safety. The applicant has appealed the decision which will be determined by the</li> </ul>

Policy	Description of the Policy	Target (as agreed with Sherfield on Loddon Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
	which have been identified in Figure 6.20 and Annex D of the Neighbourhood Plan.	main traffic hazards as per Figure 6-20 and Annex D of policy T3.	<p>Planning Inspectorate. Future monitoring reports will provide an update on this application.</p> <p><u>Improvements secured through planning obligations</u></p> <p>Of the two planning applications that were granted planning permission during the monitoring year, conditions were added as suitable however, no road improvements were agreed as a result.</p>
<b>Community Facilities</b>			
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>No planning applications were granted consent pertaining to a CVA during the monitoring period.</p>
Policy CF2: Provision of new	Supports development proposals which provide new	To provide new facilities or improve existing community	<p><u>Consents for new community facilities</u></p> <p>No new planning applications were approved of sufficient size to require new or improved community facilities during the monitoring year; therefore, the policy was not tested.</p>



Policy	Description of the Policy	Target (as agreed with Sherfield on Loddon Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
community facilities	community facilities or applications which improve or support existing community facilities.	facilities where possible.	<p>One major planning application was approved which was Land at Redlands Reading Road Sherfield-on-Loddon (19/02773/RES) for the reserved matters application pursuant to outline planning permission 16/02457/OUT for the erection of 150 dwellings, including 60 affordable units, with associated internal access streets, car parking and landscaping. S106 for this site was secured at outline stage which was signed prior to the adoption of the neighbourhood plan.</p> <p><u>Funds for new facilities or enhancements</u></p> <ul style="list-style-type: none"> <li>No major development at outline or full stage were approved during the monitoring year as a result no S106s were signed during the monitoring year that would be required to contribute to new facilities or enhancements.</li> </ul>
<b>Employment</b>			
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.</p> <p><u>Completion of employment floor space</u></p> <p>No employment space was completed during the monitoring period.</p>

Policy	Description of the Policy	Target (as agreed with Sherfield on Loddon Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
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.	<u>Consents</u> One reserved matters application was approved during the monitoring period, this was at Land at Redlands, Reading Road (19/02773/RES) for the reserved matters application pursuant to outline planning permission 16/02457/OUT for the erection of 150 dwellings, including 60 affordable units, with associated internal access streets, car parking and landscaping. No information was submitted by the applicant as part of the outline or reserved matters planning applications to meet this policy requirement. However, the reserved matters application was approved prior to the adoption of the neighbourhood plan when there was no policy requirement for evidence of fibre optic connections to be submitted.

## St Mary Bourne Neighbourhood Plan (Monitoring Period 3)

### St Mary Bourne Neighbourhood Plan 2016-2029

#### Monitoring Report 3 covering the period from 1 April 2020- 31 March 2021

##### 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. The first monitoring report for the Plan was published in December 2019 it reviewed 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, with the second covering from 1 April 2019-31 March 2020. This is the third monitoring report for the neighbourhood plan covering the period from 1 April 2020-31 March 2021.

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 31<sup>st</sup> March 2021. 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
<b>Total</b>			11		

As of 31 March 2021, 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
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.
<u>Consents</u>
8 gross and net new dwellings were approved on four sites in the monitoring year, these were at:

- Rowe Farm, Gangbridge Lane (20/00028/FUL) for the redevelopment of a redundant agricultural yard and buildings to provide 4 no. dwellings comprising 3 no. 3-bed units and 1 no. 2-bed unit together with associated garaging and landscaping.
- Barn at Swampton Farm, Gangbridge Lane (20/01318/FUL) for the conversion of existing barn to form 2 no. 2 bed maisonette dwellings, including addition of first floor and replacement roof, and change of use of land to residential.
- Stubbs House, Binley Bottom, (20/02554/FUL) for the erection of a new dwelling, studio and garage with annexe over, provision of a tennis court, outdoor swimming pool with plant room and a home studio/office building to replace an existing barn and associated works, following demolition of existing industrial buildings (amendment to extant permission 19/03140/FUL).
- Lower Wyke Farm, Lower Wyke St Mary Bourne (19/02300/FUL) for the conversion of former piggery to 1 no. 2 bedroom dwelling and existing stables to domestic shed/storage and associated works.

#### Completions

12 gross and net new dwellings were completed on 3 sites within the monitoring year;

- 8 dwellings at Bank Top, Springhill Lane (17/00965/FUL) for the erection of 8 new dwellings following demolition of existing buildings.
- 4 dwellings at Binley Farm Lane, North of Lye Farm Road (18/00261/FUL) for the erection of 4 new dwellings, comprising of 3 affordable and 1 market dwelling.

Neighbourhood Plan Policy Monitoring			
Policy	Description of policy	Target (as agreed with St Mary Bourne Parish Council)	Performance against target during monitoring period (1 April 2019 – 31 March 2020)
<b>Housing</b>			
Policy P1: Redundant Agricultural Buildings	The policy aims to increase the amount of development in the parish which is located on	To support the redevelopment of redundant agricultural buildings for	<p>The policy supports the principle of converting and redeveloping redundant agricultural buildings.</p> <p>3 planning applications were found to accord with Policy P1, and these resulted in planning permission being granted for 7 new dwellings. These were:</p>

	brownfield sites, in particular redundant agricultural barns.	housing, in appropriate locations.	<ul style="list-style-type: none"> <li>Barn at Swampton Farm, Gangbridge Lane (20/01318/FUL) for the conversion of existing barn to form 2 no. 2 bed maisonette dwellings, including addition of first floor and replacement roof, and change of use of land to residential. Within the officer report, Policy P1 is explained by the case officer however, the application is an amendment to a scheme which was already approved (19/01146/FUL). As such, the principle of Policy P1 was not tested through this application, as it had been accepted via the previous application.</li> <li>Rowe Farm, Gangbridge Lane (20/00028/FUL) for the redevelopment of a redundant agricultural yard and buildings to provide 4 no. dwellings comprising 3 no. 3-bed units and 1 no. 2-bed unit together with associated garaging and landscaping. Within the committee report, it was noted that the site had been redundant and not used for at least 5 years, and would not be for more than 6 units, therefore the application would accord with Policy P1.</li> <li>Lower Wyke Farm, Lower Wyke (19/02300/FUL) for the conversion of former piggery to 1 no. 2 bedroom dwelling and existing stables to domestic shed/storage and associated works. Within the officer report, the case officer stated that the application accords with Policy P1 and Policy SS6 within the Local Plan. It was considered that the principle of converting the barn to create a new residential development in this location is considered acceptable.</li> </ul>
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.	<u>Consents</u> There were no planning applications submitted within Stoke during the monitoring period.  <u>Completions</u> No dwellings were completed within Stoke during the monitoring period.
Policy P3: Housing Site Mix	The policy seeks a mix of 2 and 3 bedroom units to be	To ensure that new housing provided within St	<u>Consents</u>

	delivered on site and a balanced mix of dwellings is provided.	Mary Bourne parish predominantly comprises 2 and 3 bedroom properties.	<p>Four planning applications for new dwellings were granted during the monitoring year, these would result in 8 gross new dwellings with the following housing mix:</p> <ul style="list-style-type: none"> <li>• Rowe Farm, Gangbridge Lane (20/00028/FUL) comprising of 3 x three-bed dwellings and 1 x two-bed dwelling.</li> <li>• Barn At Swampton Farm, Gangbridge Lane (20/01318/FUL) comprising of 2 x two bedroom maisonette dwellings</li> <li>• Lower Wyke Farm, Lower Wyke (19/02300/FUL) comprising of 1 x 2 bedroom dwelling</li> <li>• Stubbs House, Binley Bottom, (20/02554/FUL) for the erection of a new dwelling comprising of more than 4 bedrooms.</li> </ul> <p><u>Permission in Principle consent schemes</u></p> <ul style="list-style-type: none"> <li>• There were no permission in principle schemes consented within the monitoring period.</li> </ul> <p>The overall housing mix for 8 gross dwellings consented resulted in 4 x two bedroom dwellings, 3 x three bedroom dwellings and 1 x 4 or more bedrooms. As 7 of the 8 consented dwellings were two or three bedroom dwellings, this is in line with the policy requirement.</p> <p><u>Completions</u></p> <p>Of the 12 gross dwellings completed; the housing mix was:</p> <ul style="list-style-type: none"> <li>• 8 new dwellings at Bank Top, Springhill Lane (17/00965/FUL) comprising of 4 x two bedroom dwellings, 1 x three bedroom dwelling and 3 x four bedroom dwelling.</li> <li>• 4 dwellings at Binley Farm Lane, North of Lye Farm Road (18/00261/FUL), comprising of 1x two bedroom dwelling and 3 x three bedroom dwelling. Of which 3 would be affordable dwellings and 1 market dwelling.</li> </ul>
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			The overall mix for the completions comprised of 5 x two bedroom dwellings, 4 x three bedroom dwellings and 3 x four bedroom dwelling, this resulted in a policy compliant mix of new homes as these were predominantly (75%) two or three bedroom dwellings.
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 was not used for any planning applications within the monitoring year.</p> <p>One site was granted which would provide affordable housing, however, this site will be managed by the landowner and not by a registered provider so didn't meet the definition of NPPF of affordable housing, however, will be providing rental prices that are cheaper than market housing. This was for the application for 4 dwellings at Binley Farm Lane, North of Lye Farm Road (18/00261/FUL), comprising of 1x two-bedroom dwelling and 3 x three bedroom dwelling. Of which 3 would be affordable dwellings and 1 market dwelling.</p>
<b>The Natural Environment</b>			
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>Nine planning applications were granted consent on sites which were partially or wholly located in flood zone 2 or 3. None of the applications were for new dwellings.</p> <ul style="list-style-type: none"> <li>• The Forge, St Mary Bourne (20/01214/RET) for the variation of condition 1 of Planning Permission 19/01206/HSE (External alterations to the existing cottage) to allow amendment of approved roof tiles</li> <li>• Methodist Chapel, Stoke Road (21/00162/ROC) for the variation of condition 1 (plan numbers) and removal of condition 12 (windows and doors) of permission 18/00784/FUL to allow amendments to the conversion of Methodist Chapel to 1 no. dwelling with extensions and renovation work</li> </ul>



			<ul style="list-style-type: none"> <li>• 6 Applegate ,St Mary Bourne (20/01468/RET) for the erection of rear shed and covered storage (Retrospective). The officer report noted Policy P5 and had consulted the Environment Agency regarding the location within the Flood zone.</li> <li>• The Green Lodge, Gangbridge Lane, St Mary Bourne (19/03133/FUL) for the erection of ground mounted photovoltaic installations (solar panels) to provide carbon free electricity. Policy P5 was not referred to but Policy EM7 for flooding within the Local Plan was.</li> <li>• Minden, High Street, St Mary Bourne (21/00101/HSE) for the erection of part two storey part single storey rear extension to replace existing conservatory. Within the officer report the development was seen to accord with policy P5.</li> <li>• Fourways, Church Street (20/01659/HSE) for various internal and external alterations including replacement of canopy porch on north elevation with flat roof canopy, new canopy to south elevation, removal of existing bay window and installation of new sash window on west elevation. While the application is within the floodzone, it was not a consideration for the determination of the application owing to the nature of the development.</li> <li>• 6 Denham Terrace ,Stoke Lane, St Mary Bourne (20/03313/HSE) for the erection of a single storey rear infill extension. Although the site is within the floodzone, for an infill extension a flood risk assessment was not necessary.</li> <li>• The Malt House, Church Street, St Mary Bourne (20/02841/HSE) for the erection of single storey rear extension and remodelling of existing extension. Within the officer report, Policy P5 was not referred to but Policy EM7 within the local plan was. It was decided that in this instance, a Flood Risk Assessment had been submitted which details precautions and mitigation for the development.</li> </ul>
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			Of the nine planning applications which were located in flood zones 2 or 3, none of the applications resulted in any gross new dwellings.
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 do not result in increased levels of traffic.	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. One planning application was permitted for small scale or commercial renewable projects which needed planning permission during the monitoring year.</p> <ul style="list-style-type: none"> <li>The Green Lodge, Gangbridge Lane, St Mary Bourne (19/03133/FUL) Erection of ground mounted photovoltaic installations (solar panels) to provide carbon free electricity. It was noted within the committee report that Policy P6 supports small scale renewable energy projects, however, only when they do not result in detrimental landscape impact, unacceptable noise generation or any other harm which cannot be mitigated. It was noted within the decision notice that the small scale sustainable, renewable, low carbon energy proposal would outweigh any adverse impacts and would accord with the NPPF and Local Plan Policy EM10.</li> </ul>
<b>Design</b>			
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	To ensure development proposals achieve a high standard of design, which respond positively to context and comply with the principles	<p><u>Consents</u></p> <p>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></p>

	traditional building styles.	contained within the St Mary Bourne Village Design Statement.	No planning applications were refused on design grounds within in the monitoring year.
<b>Allotments</b>			
Policy P8: Allotments	The policy supports proposals for new allotments provided they do not have a detrimental impact on landscape character or setting or highways.	To support the delivery of new allotments.	<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.

## Whitchurch Neighbourhood Plan (Monitoring Period 3)

### Whitchurch Neighbourhood Development Plan 2014-2029

#### Monitoring Report 3 covering the period from 1 April 2020– 31 March 2021

##### 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. The first monitoring report for the Neighbourhood Plan was published in December 2019, and it reviewed 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, a further report was created for the next monitoring period and both reports are available to view [here](#). This is the third monitoring report for the Neighbourhood Plan covering the period from 1 April 2020-31 March 2021.

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. Where possible, information has been included relating to the mix of tenure, size and type of accommodation consented and/or delivered 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 Boswood Lane' (allocated by Local Plan Policy SS3.6). The 150 dwellings which are allocated within Policy SS3.6 of the Local Plan are not counted towards the parish's SS5 requirement, however the 23 additional units, above the 150 dwellings required by the Local Plan are treated as windfall development and therefore are counted against the parish's SS5 requirement.

In the Parish, there had been 217 dwellings consented that qualified towards Local Plan Policy SS5 at 31<sup>st</sup> March 2021. These are:

*Table WNP 1: Planning consents qualifying 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?
<b>23 March 2015</b>	13/01522/OUT and 18/00672/RES	Land adjoining Caesars Way	34	Yes	Before the adoption of the Neighbourhood Plan	No
<b>26 May 2016</b>	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)
<b>22 June 2018</b>	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)
<b>22 June 2018</b>	17/00148/OUT and 18/03728/RES	South of Boswood Lane (windfall in addition to the Local Plan site allocation)	23	No	After the adoption of the Neighbourhood Plan	Yes (the WNDP was part of the development plan when determined)
<b>Total</b>			217			

As of 31 March 2021, there have been 100 qualifying completions recorded for Policy SS5 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

No new dwellings were approved during the monitoring period. A number of minor applications were granted consent during the monitoring period which included a number of householder application for extensions to residential homes.

##### Completions

51 gross (49 net) dwellings were completed between 1 April 2020 and 31 March 2021. The completions in the parish were recorded as:

- 44 dwellings at the Local Plan site allocation of Boswood Lane (BDB/77828 and 18/03728/RES).
- 3 dwellings at Red House, 21 London Street (15/01604/FUL).

- 2 replacement dwellings at Sheepcrook Cottages, Newbury Road (17/01678/FUL) which resulted in a net gain of 0 as these were replacements.
- 1 dwelling at 5A Fairfield for the conversion of a building in Class A1 use to a dwelling (18/02756/GDPRDW).
- 1 dwelling at The Mount, Wells Lane (13/01950/FUL).

Neighbourhood Plan Policy Monitoring			
Policy	Description of policy	Target (as agreed with Whitchurch Town Council)	Performance against target (1 April 2020-31 March 2021)
Policy GD1: Re-enforcement of the adoption of the Whitchurch Design Statement as supplementary guidance to be used in the planning process	The policy supports development which accords with a number of specific principles included 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.	To ensure development proposals comply with the Whitchurch Design Statement.	<u>Refusals in the parish</u> 1 planning applications was refused during the monitoring year. This refused application mentioned Policy GD1 in the decision notice for refusal, this was at: <ul style="list-style-type: none"> <li>• 107 Winchester Road (20/01845/HSE) for the erection of a proposed detached garage. The principal reason for refusal was due to the proposal being contrary to Policy EM1 and EM10 of the Local Plan and Policy GD1 of the Neighbourhood Plan and the Whitchurch Design Statement principles (2004). This application was refused by the Development Control Committee as it was agreed that the development would result in adverse visual impacts to the character and appearance of Winchester Road streetscene given its size, scale and forward siting which would be contrary to the policies within the Local Plan and Neighbourhood Plan as cited above.</li> </ul>
Policy GD2: Development of Pedestrian and Cycle Routes	The policy supports development proposals which incorporate	Support development which improves the	<u>Planning consents which contribute to the footpath and cycleway network</u> No major planning applications were granted permission within the monitoring year which would be required to contribute to the footpath and/or cycleway network.

and improved access to the River Test	measures to link with the existing footpath as well as 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.	footpath and cycleway network.	<p><u>Planning consents located next to the River Test</u></p> <p>There were no major planning applications adjacent to the River Test which released land for public access along the River Test via s.106.</p>
Policy GD3: Protection of Assets of Community Value and other Community Facilities	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.	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><u>Planning applications relevant to Community Valued Assets or community facilities</u></p> <p><u>Planning consents resulting in the loss of Community Valued Assets or community facilities</u></p> <p>No planning applications were decided within the monitoring period which would result in the loss of a community facility; therefore this aspect of the policy was not tested during the monitoring year.</p> <p><u>Consents relating to Community Valued Assets or community facilities</u></p> <p>The following planning application was granted during the monitoring year which related to a community valued asset or community facility, this was at:</p>



	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.	<ul style="list-style-type: none"> <li>Whitchurch Town Hall, Newbury Street, Whitchurch (20/02047/LBC) for the re-covering of pitched roofs and associated works. The Listed Building Consent sought to replace the tiles on the roof and repair an existing dormer winder on the rear elevation on a like-for-like basis and minor alterations to the guttering. The proposals were considered to be acceptable in terms of their impact on the significance of the listed building and to be in accordance with Policies EM10 and EM11 of the Local Plan.</li> </ul> <p><u>Refusals for new community facilities</u> No planning applications were refused for new community facilities during the monitoring year.</p>
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.	<p><u>Planning applications involving the use of the railway tunnels</u> No planning applications were submitted during the monitoring year which related to the use of the railway tunnels; therefore, the policy was not tested during the monitoring year.</p>
<b>Natural Environment</b>			
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.	<p><u>Consents on Important Open Space</u> One application was submitted on Important Open Space located in Figure 7.2 of the WNP. This was at Land at Mill Springs, Winchester Road (20/01898/RET) for the retrospective application for groundworks to create 2 Sport England standard football pitches, and associated proposals for footpaths, landscaping, fencing and drainage details, as an amendment to the approved outline planning application no 15/03693/OUT.</p> <p>The case officers report noted that following the grant of reserved matters, the Whitchurch Neighbourhood Plan was 'made' which contains a policy requirement for the pitches at this site to be in line with FA Standards for Club Football. As such two of the three of the pitches were not constructed in accordance with the</p>

	contained within the policy.		<p>approved plans in terms of the size, siting and ground levels to ensure that the required FA standard was met. Retrospective permission was therefore sought to regularise the works to the two sports pitches which have been built to an improved standard. Works to the site have also been amended with the inclusion of ball stop fencing to reduce impacts upon the nearest residential properties from stray balls, boundary fencing has also been upgraded to prevent access by dogs onto the pitches and a timber knee rail fence is added to the car park. The most western pitch has remained as originally designed, and not to Sport England standards, with the only alteration being the addition of some additional soakaways to the south. This application was considered to be compliant with the relevant Neighbourhood Plan and Local Plan policies.</p> <p><u>Refusals resulting in the loss of open space</u> 1 planning application was refused in the parish during the monitoring period, this was at 107 Winchester Road (20/01845/HSE) however Policy LD1 was not listed as a reason for refusal in the decision notice.</p> <p><u>Additional open space as a result of consents for major planning applications</u> No major applications were granted consent which would result in additional open space during the monitoring period.</p>
Policy LD2: Protection of Biodiversity and Landscape	The policy seeks to avoid harm to the landscape character of the built environment by preventing the loss of private gardens unless it can be demonstrated that	To ensure that development which impacts upon private gardens protect their landscape and biodiversity value.	<p><u>Consents for new dwellings in residential gardens</u> No planning applications were approved which related to new dwellings in the Parish therefore this aspect of the policy was not tested during the monitoring year.</p> <p><u>Refusals for new dwellings in residential gardens</u> One planning applications were refused during the monitoring period, this was at 107 Winchester Road (20/01845/HSE), however Policy LD2 was not cited as a reason for refusal in the decision notice for the other planning application.</p>

	they meet specific criterion.		
Policy LD3: Protection of Hedgerows, Trees and Tree Planting	The policy seeks to protect hedgerows, trees and tree planting unless appropriate mitigation has been agreed with the council.	To ensure development does not result in the loss of trees or hedgerows, unless this can be appropriately mitigated.	<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 ensures that the proposal complies with the requirements of the policy.</p> <p>No planning applications for new dwellings were approved during the monitoring year, therefore for new housing development, this policy was not tested.</p> <p><u>Refusals of planning applications relating to Policy LD3</u></p> <p>One planning applications were refused during the monitoring period, this was at 107 Winchester Road (20/01845/HSE), however this application was not refused due to non-compliance with Policy LD3.</p>
<b>Town Centre</b>			
Policy GD4: Protection of Parking in the Town Centre	The policy seeks to protect the existing town centre parking at Bell Street and Church Street and where possible secure specific improvements.	To retain or provide sufficient car parking provision within the town centre.	<p><u>Consents</u></p> <p>No planning applications were approved during the monitoring year which related to car parking during the monitoring year.</p> <p><u>S.106 to secure car parking</u></p> <p>As no major applications were approved during the monitoring year, no s.106 funds were secured in relation to car parking.</p>

Policy GD5: To Encourage New Commercial Development, Retain Economic Vibrancy and Vitality and Enhance Frontages in the Town Centre	The policy seeks to ensure A1-A5 uses are located along and adjacent to the principal shopping streets.	To ensure development retains, improves and/or enhances vibrancy and vitality in the town centre.	<p><u>Change of use applications</u></p> <p><u>New planning permissions for A1-A5 uses</u></p> <p>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>Completions away from A1-A5 uses</u></p> <p>One new dwelling was completed at 5A Fairfield for the change of use from Class A1 (Shop) to dwelling house (18/02756/GPDRDW). This was granted via permitted development rights but was not located within the Town Centre so did not result in the loss of A1-A5 uses within the principal shopping streets.</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></p> <p>No planning applications were decided for the commercial redevelopment of redundant buildings within the town centre.</p> <p>Two planning applications were granted at 4 Church Street (20/01072/FUL) for the demolition of existing rear extension and erection of single storey rear extension and 15 Church Street (20/00587/HSE) for the demolition of existing orangery and replace with new bay window, extension of existing dormer, external alterations, to include replacement of various windows and door but both applications related to residential buildings which were not vacant and not in commercial use.</p>
Policy GD7: Encourage a Diverse Range	The policy supports residential uses on upper floors providing it is not	To support the provision of residential uses above suitable	<p><u>Consents for new housing within the town centre</u></p> <p>No planning applications were approved for new housing within the parish therefore this policy was not tested during the monitoring period.</p>

of Uses in the Town Centre	currently in employment use and the residential use would not adversely affect the viability of the ground floor retail use.	commercial premises in the town centre.	<u>Completions for new housing within Whitchurch Town Centre</u> No new houses were completed within Whitchurch Town Centre during the monitoring period.
<b>Tourism</b>			
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 approved within the monitoring year which related to tourism within the parish, therefore this aspect of the policy was not tested during the monitoring year.
<b>Infrastructure</b>			
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	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> No major planning consents were approved during the monitoring year.  <u>Refusals for major planning applications</u> No major planning applications in the parish were refused on highway grounds.  <u>Refusals for non-major planning applications</u> One planning application was refused during in the monitoring year, however this was not refused due to non-compliance with Policy TR1.

	measures can be put in place to mitigate any impacts.		
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></p> <p>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/infrastructure to enable fast broadband connections.	To ensure new housing development has fibre optic connections.	<p><u>Consents for outline applications</u></p> <p>The policy requires major planning applications to provide suitable ducting/infrastructure to enable fast broadband connections and requires a connectivity statement to be provided for major developments. No major planning applications were granted permission during the monitoring period; therefore, this element of the policy was not tested.</p>
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	To ensure new housing development does not adversely impact upon utility connections.	<p><u>Consents for outline applications</u></p> <p>No major outline applications were approved during the monitoring period; therefore, this element of the policy was not tested.</p> <p><u>Consents for reserved matters</u></p> <p>No reserved matters or full applications were determined during the monitoring year which would be required to provide utility infrastructure.</p>

	required to identify their likely impact on local infrastructure, services and facilities and demonstrate how such impacts will be addressed.		
<b>Employment</b>			
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>No new employment land was granted permission within the Settlement Policy Boundary of Whitchurch; therefore, this element of the policy was not tested during the monitoring year.</p> <p><u>Completions of employment land</u></p> <p>Basingstoke and Deane Borough Council in conjunction with Hampshire County Council undertake monitoring of commercial data including employment.</p> <p>No employment floorspace was completed during the monitoring period within the parish.</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	To protect existing employment sites.	

	demonstrate that the re-use of the site for employment purposes is no longer viable.		
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 granted permission in the parish which related to commercial or employment use. This was outside of the SPB at Southfield Farm, Micheldever Road (20/01835/FUL) for the erection of five industrial units to replace fire damaged buildings. As part of the application the existing access onto Micheldever Road was not amended to facilitate the redevelopment, with visibility considered to be acceptable. The Highways Authority also confirmed that the proposed use would not result in significant differences in traffic generation when compared with the former use of the site. As such, the proposed development would not adversely impact on the local highway network and it was not considered to cause an adverse impact on the highway.</p>
Policy ES4: Rural Employment	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	To support the rural economy through the provision of well-designed new buildings and the re-use of suitable existing buildings.	<p><u>Consents for employment floorspace outside the SPB</u></p> <p>One planning application was approved for new employment floorspace outside the SPB (in designated countryside) during the monitoring period. This was at Southfield Farm, Micheldever Road (20/01835/FUL) erection of five industrial units to replace fire damaged buildings. The case officer noted that the overall use of the site for commercial enterprises will not change and no new uses are being proposed to the area. The orientation and layout of the buildings has been amended from the former layout as a way of reducing conflict with farm operations to the north of the site. Whilst the proposed development would not involve the re-use of existing buildings, this is due to the fact they have been lost due to fire damage. The proposal would not result in an increase in employment levels at the</p>



	appropriate criteria of the policy.		<p>site (when compared with the former operations), with capacity for 10 full time employees. However, the development would nevertheless re-instate an employment use to a site which is currently vacant. The proposed units would be of a modern design, better suited to light industrial use. Overall, the principle of the development is considered to comply with Policy EP4 of the Local Plan and Policy ES4 of the Neighbourhood Development Plan.</p> <p><u>Completions for employment floorspace outside the SPB</u> Basingstoke and Deane Borough Council in conjunction with Hampshire County Council undertake monitoring of commercial data including employment.</p> <p>No employment floorspace was completed during the monitoring period within the parish.</p>
<b>Housing</b>			
Policy HD1: Housing Mix	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	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><u>Housing mix consents issued during the monitoring year</u> No major consents were approved during the monitoring year; therefore this aspect of the policy was not tested.</p>

	need for older persons' housing.		
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).	<p><u>Affordable Housing Consents</u> No major planning applications were approved during the monitoring year; therefore this aspect of the policy was not tested.</p> <p><u>Affordable Housing Completions</u> 14 affordable housing completions were recorded during the monitoring period, these were at the Local Plan site allocation of Bloswood Lane (18/03728/RES).</p> <p><u>Allocation of Affordable Housing</u></p> <p><u>Socially rented accommodation</u></p> <p>In terms of the allocation of affordable housing during the monitoring year, 26 affordable housing properties were advertised via the council's Basingstoke Homebid service. All of these properties were let, 14 of these properties were let to applicants with a local connection.</p> <p><u>Shared Ownership Sales</u> Vivid (as the housing association) sold 4 properties as shared ownership, two of these properties went to those with a local connection.</p> <p>The council will continue to provide information regarding the allocation of affordable housing in Whitchurch within future monitoring reports.</p>

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 allocations in the Whitchurch Neighbourhood Plan.	<p><u>Neighbourhood Development Plan Allocations</u></p> <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 (where they currently fall outside the SPB as the ALP):</p> <ul style="list-style-type: none"> <li>• Policy HA1: Dances Lane Site – 15 dwellings</li> <li>• Policy HA2: Land west of Evingar Road – 94 dwellings and 4000 m2 of business development (this consists of the Evingar Road and Caesars Way developments)</li> <li>• Policy HA3: Whitchurch Car Centre – 10 dwellings</li> <li>• Policy HA4: East of Winchester Road Site – 100 dwellings</li> </ul>
Policy HA5: Revision of the Settlement Policy Boundary	The policy revises the Settlement Policy Boundary of Whitchurch to include the site allocations.	Site specific requirements should be delivered to support each site allocation.	<p><u>Consents for site allocations contained within the neighbourhood plan</u></p> <p>No planning permissions were issued for site allocations within the monitoring period.</p> <p><u>Completions on site allocations</u></p> <p>No dwellings were completed on the Whitchurch Neighbourhood Plan site allocations during the monitoring year.</p> <p>44 dwellings were recorded as complete on the Local Plan site allocation at Blosswood Lane (18/03728/RES).</p>

## Kingsclere Neighbourhood Plan (Monitoring Period 2)

### Kingsclere Neighbourhood Plan 2011-2029

#### Monitoring Report 2 covering the period from 1<sup>st</sup> April 2020 - 31 March 2021

##### Introduction

The Kingsclere Neighbourhood Plan was made (adopted) by the borough council on 18 October 2018. The Kingsclere 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 Kingsclere Parish Council to understand how the neighbourhood plan is performing. **The report reflects an agreed position between BDBC as the Local Planning Authority and Kingsclere Parish Council as the 'qualifying body' who produced the plan.**

BDBC will report on the performance of the neighbourhood plan annually. This is the second monitoring report for the Plan, and it reviews the performance of the policies from 1<sup>st</sup> April 2020 – 31<sup>st</sup> March 2021. The first monitoring report monitored the Neighbourhood Plan from the date that it was adopted (18 October 2018) to 31 March 2019, and the first complete monitoring year from 1 April 2019 to 31 March 2020. This is available to view on the council's website.

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, Kingsclere has a requirement to deliver at least 50 homes over the Plan period. The Kingsclere Neighbourhood Plan therefore allocates three sites in the parish to meet this requirement.

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 have been 21 dwellings consented that qualified towards Local Plan Policy SS5 at 31<sup>st</sup> March 2021.

*Table KNP1: Planning consents counting towards Local Plan SS5 requirement*

Decision date	Planning reference	Site name	Number of dwellings	Allocation in the NP?	Approved before or after adoption of Neighbourhood Plan?
30/03/2013	BDB/75019	Land at OS parcel 452508 159220, Rear of Longcroft Road	8	No	Before the adoption of the Neighbourhood Plan
<b>05/01/2021</b>	19/02370/OUT	Land between A339 and Fawconer Road	13	Yes	After the adoption of the Neighbourhood Plan.
<b>Total</b>					

As of 31 March 2020, there have been 8 qualifying completions recorded in the parish from the above site. Given the site allocations included within the made Neighbourhood Plan, Kingsclere are considered to have met their SS5 requirement, subject to these sites achieving planning permission.

#### Monitoring of the Kingsclere Neighbourhood Plan

This proforma should be read in conjunction with the policies and explanatory text in the Kingsclere 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.

Overall quantum of development within the parish of Kingsclere
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 17 gross and net new dwellings were consented within the monitoring year, these were at:

- Land Between A339 and Fawconer Road Kingsclere (19/02370/OUT) for the residential development of up to 13 dwellings, with associated drainage works (SuDS), landscaping and parking. This site is a site allocation within the Neighbourhood Plan, with this permission granted for an outline application. A further reserved matters application will need to be submitted to cover a number of detailed matters.
- Frobury Farm, Ecchinswell Road (20/02974/GPDADW) for the change of use of agricultural building to 3 dwellings.
- Goldfinch Cottage Newbury Road Kingsclere (20/00491/FUL) for the erection of dwelling and vehicular access following the removal of an outbuilding.

**Completions:**

5 gross and net dwellings were completed in the parish between 1 April 2020- 31 March 2021, these comprised of:

- 2 dwellings at Park House Stables, Winchester Road following the erection of 2 buildings to provide stabling and 2 x 1-bedroom flats. (16/03064/FUL)
- 1 dwelling at St Peter and St Paul Catholic Church 25 Swan Street, following the conversion of a former catholic church and club room to 2 dance studios and 1 dwelling (17/01884/FUL).
- 1 dwelling at Horsebrook Bear Hill, for the erection of detached four bed dwelling (18/00718/FUL).
- 1 dwelling at Land Adjoining 14 Ash Grove, for the erection of a two bed bungalow (17/01708/FUL).

Policy	Description of the Policy	Target (as agreed with Kingsclere Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
<b>Housing</b>			
Policy K1: Non-allocated residential sites within the Settlement Policy Boundary (SPB)	To identify small windfall developments which do not count towards the	To ensure small new developments within the SPB are of a suitable scale, sympathetic to neighbouring properties	<b><u>Consents:</u></b> Of the 17 dwellings consented during the monitoring period, the following were located: <ul style="list-style-type: none"><li>• Land Between A339 and Fawconer Road Kingsclere (19/02370/OUT). The case officer noted that the development proposal is for a site allocation within the Neighbourhood Plan</li></ul>

Policy	Description of the Policy	Target (as agreed with Kingsclere Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
	Policy SS5 requirement.	and complies with design policy in the KNP. Village Design Statement & Conservation Area Appraisal.	<p>and located within the SPB which was revised to include it and the principle of development had already been accepted.</p> <ul style="list-style-type: none"> <li>• Goldfinch Cottage, Newbury Road (20/00491/FUL) for the erection of dwelling and vehicular access following removal of outbuilding. When determining the application Policy K1 was referred to, the case officer stated that the principle of the development was supported by the policy as the site was located within the SPB.</li> <li>• Frobury Farm, Ecchinswell Road (20/02974/GPDADW) for the change of use of agricultural building to 3 dwellings. This was a prior approval application which was approved as agricultural buildings are permitted to change to a residential use without needing to obtain planning permission. These PD rights do require developers to apply to the local planning authority to find out whether prior approval is needed before the change of use or building works start. Prior approval may be needed if there are transport and highways or noise concerns, contamination or flooding risks on site. The planning application was not assessed against the development plan as this is not a requirement of permitted development. The site is located outside of the SPB.</li> </ul>
Policy K2: Provision of housing to meet local needs	To provide a mix of housing to reflect local need including affordable housing and	To ensure new housing development incorporates a mix of types and sizes to meet the needs of Kingsclere, provides a	<u>Consents for housing mix</u> Policy K2 specifically seeks the provision of homes designed for smaller households including one-, two- and three-bedroom accommodation. 17 dwellings were consented during the monitoring year, however not all were required to provide details of the housing mix for the following reasons:
Policy K3: Housing for older people			

Policy	Description of the Policy	Target (as agreed with Kingsclere Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
	housing to ensure the housing needs of older people within the parish are adequately met by future development.	<p>suitable proportion of affordable housing, and helps meet the need for older persons' housing.</p> <p>Affordable housing should be integrated with market housing.</p>	<p><u>Outline Planning Application</u></p> <p>For the site allocation at Land Between A339 And Fawconer Road Kingsclere (19/02370/OUT) which was granted outline planning permission with only the principle of development and access to be considered at this stage. All other detailed matters such as housing mix and layout of the development will be considered at the reserved matters stage.</p> <p>As noted above, the design and precise housing mix will be determined at the reserved matters stage. At the outline stage of the application, the applicant has proposed that the dwellings will be 2 x one-bedroom units, 7 x two bedroom units, and 4 x three bedroom units. Therefore, at present the application does accord with the policy but the housing mix may change as the reserved matters stage of the application and therefore this will be reported in subsequent monitoring reports. The site will also provide 40% affordable housing on site, which is policy compliant.</p> <p><u>Permitted Development schemes</u></p> <p>One prior approval notification was submitted under permitted development rights for the proposed change of use of an agricultural building to three dwellings at at Frobury Farm, Ecchinswell Road (20/02974/GPDADW). This was subsequently approved as agricultural buildings are permitted to change to a residential use without needing to obtain planning permission. These PD rights do require developers to apply to the local planning authority to find out</p>



Policy	Description of the Policy	Target (as agreed with Kingsclere Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
			<p>whether prior approval is needed before the change of use or building works start. Prior approval may be needed if there are transport and highways or noise concerns, contamination or flooding risks on site. The planning application was not assessed against the development plan as this is not a requirement of permitted development.</p> <p><u>Full Planning Application</u> One full planning application was approved during the monitoring year which was required to provide the housing mix of the dwellings on site. This was at Goldfinch Cottage, Newbury Road (20/00491/FUL) for the erection of dwelling and vehicular access following removal of outbuilding. This was for a 3 /4 bedroom dwelling.</p> <p><u>Housing mix of completed dwellings</u> Of the 5 gross dwellings completed during the monitoring period, they comprised of:</p> <ul style="list-style-type: none"> <li>• 2 x 1 bedroom dwellings at Park House Stables, Winchester Road (16/03064/FUL).</li> <li>• 1 x 2 bedroom dwelling at barn at Land Adjoining 14 Ash Grove (17/01708/FUL).</li> <li>• 1 x 4 bedroom dwellings at St Peter and St Paul Catholic Church, 25 Swan Street. (17/01884/FUL).</li> <li>• 1 x 4 bedroom dwelling at the plot at Horsebrook Bear Hill (18/00718/FUL).</li> </ul> <p>Three of the 5 completed dwellings were for 1- or 2-bedroom dwellings contributing to a balanced housing mix within the parish.</p>

Policy	Description of the Policy	Target (as agreed with Kingsclere Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
			<p><u>Provision and completions of housing for older people</u></p> <p>In relation to the site allocation at Land Between A339 And Fawconer Road Kingsclere (19/02370/OUT) which was approved for the outline planning application for 13 dwellings. The case officer noted that 'Local Plan Policies CN1 and CN3 requires provision of 15% of both affordable and market homes on site to be 'accessible and adaptable' to enable people to stay in their homes as their needs change. This requirement is also reflected within KNDP Policy K2 which extends its requirements to provide accessible homes for older people. The applicant indicates an intention to meet these requirements however in the absence of any such units (of either description) being illustrated within this outline application, such provision is secured via a planning condition.'. The progress of this requirement will continue to be reported via the submission of reserved matters application which will be reported in subsequent monitoring reports.</p>
<b>Design</b>			
Policy K4: Good quality design	To ensure that the design and density of development sites and individual units are sensitive to their locality and sympathetic to the community and its heritage	To ensure new development permitted in Kingsclere Parish delivers a high standard of design, which responds to the local character and promotes environmental sustainability.	<p><u>Planning consents complying with Policy K4</u></p> <p>3 planning applications which related to new housing were approved during the monitoring period, however as one was for prior approval only two were assessed against the development plan, these were:</p> <ul style="list-style-type: none"> <li>• Goldfinch Cottage, Newbury Road (20/00491/FUL) for the erection of dwelling and vehicular access following removal of outbuilding. Within the officer report, Policy K4 was referred to but Policy 17 within the Neighbourhood Plan was a greater consideration for design in this circumstance.</li> <li>• Land Between A339 And Fawconer Road (19/02370/OUT) for the outline planning application of a residential development of</li> </ul>

Policy	Description of the Policy	Target (as agreed with Kingsclere Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
	and to promote environmental sustainability.		<p>up to 13 dwellings. For this application at outline stage, the applicant submitted an indicative plan, however as design is a reserved matter this will be considered in detail when the reserved matters application is submitted.</p> <p>There is evidence that Policy K4 was used to inform the design of buildings in the parish. Policy K4 was referred to by applicants in Design and Access Statements submitted throughout the year, and either Policy K4 or the Kingsclere Village Design Statement (2002) was cited by the case officer in the determination of 16 applications, whilst a further 11 cited the Kingsclere Neighbourhood Plan document in general but not specific policies.</p> <p><u>Planning applications refused for non-compliance with Policy K4</u> One planning application was refused during the monitoring period. However, this was not refused due to non-compliance with Policy K4.</p> <p><u>Building for Life assessments</u> The council use the Building for Life criteria for assessing the design quality of new development. 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, meaning it has not been considered suitable to assess any of the completed developments.</p>
Policy K5: External lighting	To ensure all new development	To ensure lighting schemes within new	<u>Planning applications compliance with Policy K5</u>

Policy	Description of the Policy	Target (as agreed with Kingsclere Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
	involving external domestic and street lighting is sensitive to the local environment and to the proximity of the North Wessex Downs Area of Outstanding Natural Beauty.	developments are sensitive to the local environment.	<p>A number of the planning applications which were submitted and approved during the monitoring year were for rear or two storey household extensions whereby the impact of lighting is minimal, and conditions were applied to ensure details of lighting was submitted where relevant.</p> <p>One major application was approved within the monitoring year, this also referred to Policy K5, this was at:</p> <ul style="list-style-type: none"> <li>Land Between A339 And Fawconer Road(19/02370/OUT) for the outline planning application of up to 13 dwellings. Within the decision notice, condition 19 was attached to the application requiring a detailed lighting scheme to be submitted and approved by the Local Planning Authority. This condition will need to be discharged by the applicant; therefore, this policy has facilitated the use of this condition.</li> </ul> <p><u>Refusals for non-compliance with Policy K5</u> 1 planning application was refused within the monitoring year, but this decision was not based on non-compliance with Policy K5.</p>
Policy K6: Reinforcing Kingsclere's Landscape Character	To ensure new development and extensions to existing properties respect the character of Kingsclere.	To ensure development respects the character of Kingsclere and does not affect views & vistas identified in the Conservation Area Appraisal.	<p><u>Planning applications compliance with Policy K6</u></p> <p>22 planning applications were approved which related to housing during the monitoring period. Conditions were added as appropriate to ensure appropriate materials were used and approved by the Local Planning Authority.</p>

Policy	Description of the Policy	Target (as agreed with Kingsclere Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
			<p>Policy K6 was used in the determination of planning applications in the parish. As noted in the monitoring for Policy K4, the Village Design Statement or Policy K6 was cited by the case officer in the determination of 14 applications, whilst a further 11 cited the Kingsclere Neighbourhood Plan document in general but not specific policies.</p> <p><u>Refusals for non-compliance with Policy K6</u></p> <p>One application was refused within the monitoring year which related to non-compliance with Policy K6. This was at:</p> <ul style="list-style-type: none"> <li>Cottismore Garden Centre, Newbury Road (19/03353/FUL) Change of use from a garden centre to a secure storage for hire facility using up to 195 mobile shipping containers, with 2.4m high gated access, 1.8m high security fencing and boundary screening. It was determined that the proposal would result in detrimental harm to the landscape character and visual amenity which would not be outweighed by any economic benefits therefore the proposal was deemed to be contrary to policy K6.</li> </ul>
Policy K7: Protecting mature trees and hedgerows and enhancing rural character	To retain existing stock of protected and mature trees and encourage the planting of maintenance of additional trees.	To ensure existing trees are retained where possible or replaced where not possible. Trees planted in new developments are native species.	<p><u>Planning applications involving trees</u></p> <p>A number of householder applications were submitted during the monitoring year. Generally, these did not involve the removal or replacement of trees, however the following planning applications were approved which related to trees within the application site, with Policy K7 and/or Local Plan Policy EM1 referenced within the case officers report:</p>

Policy	Description of the Policy	Target (as agreed with Kingsclere Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
			<ul style="list-style-type: none"> <li>Goldfinch Cottage, Newbury Road (20/00491/FUL) for the erection of dwelling and vehicular access following removal of outbuilding. Within the officer report, the case officer noted that there are trees to be removed but they are of limited value or quality in the landscape and 16 trees are proposed to replace those lost. Therefore, the proposal complies with Policy K7 and was secured through a planning condition.</li> <li>Land Between A339 And Fawconer Road (19/02370/OUT) for the outline planning application for a residential development of up to 13 dwellings. The officer report added a condition to the application to ensure no development can take place until a Tree Protection Plan has been submitted and approved by the Local Planning Authority in accordance with Policy K7.</li> </ul>
Policy K8: Support for Community Infrastructure Projects	To ensure planning obligations are spent on projects supported by the local community.	To support the development of strategic infrastructure projects in the parish through planning obligations.	<p><u>Consents of major planning applications</u></p> <p>One major planning application was approved during the monitoring period, which were required to contribute to the development of strategic infrastructure projects.</p> <p>This was at Land Between A339 And Fawconer Road Kingsclere (19/02370/OUT) for the outline planning application with access to be considered and all other matters reserved for a residential development of up to 13 dwellings, with associated drainage works (SuDS), landscaping and parking.</p> <p>The case officer noted that at this outline stage, the illustrative layout illustrates that the site would provide open space with the provision of a green around trees close to the entrance to the site. In addition to</p>

Policy	Description of the Policy	Target (as agreed with Kingsclere Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
			<p>this, the application has been scoped and a S106 Agreement is to secure the following:</p> <ul style="list-style-type: none"> <li>• A financial contribution towards provision of a skate ramp and associated facilities, outdoor gym equipment and basketball facilities plus associated seating and accessible play equipment at the Strokens Road play area.</li> <li>• A Landscape Management Plan.</li> <li>• A Biodiversity Management Plan.</li> <li>• 40% affordable housing to include 15% of these properties meeting accessibility and adaptability standards.</li> <li>• A financial contribution towards a School Travel Plan.</li> <li>• The requirement to enter into a Highway Agreement for highway works.</li> </ul> <p>The mitigation sought is deemed to accord with the tests as set out within the Community Infrastructure Levy Regulations 2015, namely that a planning obligation must be (a) necessary to make the development acceptable in planning terms; (b) directly related to the development; and (c) fairly and reasonably related in scale and kind to the development. In securing these contributions, it is considered that these requirements are met and the proposal therefore also accords with the relevant development plan policies. The S106 agreement was completed on the 23rd December 2020.</p> <p>Basingstoke and Deane Borough Council also implemented its Community Infrastructure Levy (CIL) on the 25th June 2018. The required forms have been submitted for CIL contributions to be</p>

Policy	Description of the Policy	Target (as agreed with Kingsclere Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
			calculated if applicable. From these forms, it would appear that the development would be CiL liable, and it will be necessary for the submission of the required forms for CIL contributions to be calculated, as applicable, with any application for reserved matters.
Policy K9: Provision of good broadband connection	To ensure new development has high quality communications infrastructure.	To ensure new housing development has fibre optic connections.	<u>Planning consents requiring connectivity statement</u> One major planning application was approved during the monitoring period which were required to contribute to the submit a fibre optic connection statement, this was at Land Between A339 And Fawconer Road (19/02370/OUT), the case officer noted that 'No Connectivity Statement has been provided at this outline stage and therefore is to be secured by planning condition for future consideration to ensure accordance with this policy.' The compliance of this aspect of the policy will therefore be reported in future monitoring reports.
Policy K10: Design of local shops, pubs and businesses in the conservation area	To ensure that developments from businesses within the conservation area are sensitive to their surroundings.	To ensure that businesses within the conservation area have regard to the Village Design Statement & Conservation Area Appraisal.	<u>Planning applications granted for businesses within the conservation area</u> One planning application was approved which was for a business within the conservation area, this was at 10-12 George Street, Kingsclere (20/00057/FUL) for the conversion of A3 Restaurant, flat and associated garages to A1 Shop (Art Sales) and dwelling, and associated alterations including new windows, doors and dormers. It was considered within the officer report that the development proposed would preserve the significance of the listed building and the character and appearance of Kingsclere Conservation Area.
Policy K11: Re-use or conversion of agricultural and other rural buildings	To encourage rural business to develop whilst safeguarding	To encourage the development of rural businesses through the conversion or re-use of	<u>Consents for the change of use of existing rural buildings</u> There were no consents relating to the change of use or conversion of agricultural and rural buildings for business purposes during the monitoring year.



Policy	Description of the Policy	Target (as agreed with Kingsclere Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
for business purposes	premises, to ensure they do not have an adverse impact on landscape, roads and residents.	permanent structures whilst having regard to adverse impacts on neighbours, roads & the environment	
Policy K12: Pedestrian walkways	To ensure new developments provide safe pedestrian access to village amenities and encourage walking.	To ensure development improves the footpath and cycleway network.	<p><u>Consents required to provide improvements to the footpath and cycleway network</u></p> <p>One major planning application was approved which was required to provide improvements to the footpath and/or cycleway network, this was at:</p> <ul style="list-style-type: none"> <li>Land Between A339 And Fawconer Road Kingsclere (19/02370/OUT) for the outline planning application for a residential development of up to 13 dwellings. The officer report added a condition to the application to ensure all road, footpaths and cycleways have been submitted and approved before they can be adopted by HCC. The S106 also secured the requirement for the applicant to enter into a Highway Agreement for the highway works. This is discussed in more detail in the site allocation section of the monitoring report.</li> </ul>
Policy K13: Parking	To ensure parking is sensitively designed within	To ensure parking is sensitively designing within development sites to reflect and	<p><u>Parking provision for major consents</u></p> <p>One major planning application was granted consent during the monitoring period, this was at:</p>

Policy	Description of the Policy	Target (as agreed with Kingsclere Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
	development sites.	enhance rural character.	<ul style="list-style-type: none"> <li>Land Between A339 and Fawconer Road (19/02370/OUT) for the outline planning application for a residential development of up to 13 dwellings. The officer report added a condition to the application to ensure all road, footpaths and cycleways have been submitted and approved before they can be adopted by HCC. This will also be considered through the reserved matters application and be reported within succeeding monitoring reports.</li> </ul> <p><u>Parking provision for small scale development</u></p> <p>Two subsequent approvals related to small scale new housing within the parish, however one was for prior approval and the development plan was not used, for the other application the following was agreed:</p> <ul style="list-style-type: none"> <li>Goldfinch Cottage, Newbury Road (20/00491/FUL) for the erection of dwelling and vehicular access following removal of outbuilding. The case officer noted 'Although not specifically illustrated on the submitted plans, there would be adequate space for the parking of at least 3 vehicles within the proposed garage and driveway areas. Whilst the Highways Officer notes that the provided turning space would be tight, sufficient space to turn to allow vehicles to exit the site in a forward would nevertheless be provided. In order to prevent future overspill of parking onto the adjoining highways or adjacent public rights of way and footpaths, it is considered reasonable to secure the retention of the parking spaces by way of condition.'</li> </ul>

Policy	Description of the Policy	Target (as agreed with Kingsclere Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
			<u>Refusals based on Policy K13:</u> One planning application was refused during the monitoring period, however this was not in relation to Policy K13.
Policy K14: Local Green Spaces	To ensure a number of Local Green Spaces are preserved in order to promote social interaction, community activity and active play.	To only allow development on local green space in very special circumstances.	<u>Consents on Local Green Spaces</u> <ul style="list-style-type: none"> <li>There were no planning applications approved on any of the Local Green Spaces within the monitoring period.</li> </ul> <u>Completions on Local Green Spaces</u> <ul style="list-style-type: none"> <li>No completions were recorded on Local Green Spaces designated within the Parish.</li> </ul>
Policy K15: Green Spaces in new developments	To ensure new development provides public amenity space in accordance with the adopted standards in the Local Plan.	To ensure development provides new green space to benefit local residents.	<u>Consents to provide open space</u> One major planning applications was determined within the monitoring period. This was at Land Between A339 and Fawconer Road (19/02370/OUT) where the application was submitted in outline with matters of layout, scale and appearance reserved for later consideration. The case officer noted that 'at this outline stage, the illustrative layout illustrates that the site would provide open space with the provision of a green around trees close to the entrance to the site'. Subsequently A Landscape Management Plan and Biodiversity Management Plan were secured via the S106. The Local Planning Authority retains the ability to influence open space via the future Reserved Matters application

Policy	Description of the Policy	Target (as agreed with Kingsclere Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
Policy K16: Allotments	To encourage the provision of further allotments within the parish.	To enhance & increase the provision of allotments within the parish.	<p><u>Consents to provide allotments</u></p> <p>One major planning application was determined within the monitoring period, this was at Land Between A339 and Fawconer Road Kingsclere (19/02370/OUT). The policy encourages the enhancement or provision of allotments; however, the applicant did not have a formal requirement or criterion to provide allotments on this site and subsequently they have not been included.</p> <p>More information on Kingsclere allotments can be found within the <a href="#">Kingsclere Allotment Newsletters</a> produced by the Allotment Management Group which can be found on the Kingsclere Parish Council website.</p>
Policy K17: Heritage assets	To preserve the historic nature of the village and parish.	To ensure develop protects and enhances the historic environment of the village.	<p><u>Planning applications affecting the historic environment</u></p> <p>Two planning applications were granted concerning listed buildings within the monitoring period. These were at:</p> <ul style="list-style-type: none"> <li>• 10-12 George Street, Kingsclere (20/00057/FUL) for the conversion of A3 Restaurant, flat and associated garages to A1 Shop (Art Sales) and dwelling, and associated alterations including new windows, doors and dormers. Within the officer report, the case officer noted that Policy K17 was relevant but did not refer to it directly.</li> <li>• Priors Mill, North Street (20/02856/HSE) for the erection of rear extension and internal/external alterations to existing dwelling. Priors Mill is a Grade II listed house, the case officer noted that it was considered that overall, the proposals would have an</li> </ul>

Policy	Description of the Policy	Target (as agreed with Kingsclere Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
			<p>acceptable impact on the significance of the listed building and on the significance of this part of the Kingsclere Conservation Area. Any harm would be less than substantial harm. This harm would be balanced by the public benefit arising from the use and long-term maintenance of the listed building, which would be incentivised by the proposals.</p> <p><u>Refusals due to Policy K17</u> No planning applications were refused on the basis of Policy K17 or EM11.</p> <p>No planning applications were approved on Historic Parks and Gardens or Scheduled monuments during the monitoring period.</p>
<b>Site allocations within the Kingsclere Neighbourhood Plan</b>			
Policy KHA1: Allocation of Fawconer Road Site for at least 12 new dwellings	<p>The KNP allocates three sites within the neighbourhood plan to deliver at least 50 units in the parish.</p> <p>The KNP reviews the Settlement Policy Boundary (SPB) to include</p>	To ensure at least 50 dwellings, as required by Local Plan Policy SS5 are delivered through site allocations in the Kingsclere Neighbourhood Plan.	<p>The KNP allocates 3 sites to meet the Policy SS5 requirement. The KNP provides policies for each site allocation which in combination will deliver at least 50 dwellings.</p> <p><u>Planning applications approved within the monitoring period</u></p> <p>One planning application for a site allocation within the KNP was approved during the monitoring period. This is in relation to Policy KHA1 for the Fawconer Road site, named land between A339 and Fawconer Road (19/02370/OUT). This was an outline planning application with access to be considered and all other matters reserved for a residential development of up to 13 dwellings, with associated drainage works (SuDS), landscaping and parking.</p>
Policy KHA2: Allocation of Coppice Road site for at least 26 new dwellings			
Policy KHA3: Allocation of Strokens Road site			

Policy	Description of the Policy	Target (as agreed with Kingsclere Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
for at least 14 new dwellings	the site allocations.		<p>In relation to KHA1, the policy requires, the site to:</p> <ul style="list-style-type: none"> <li>a) Make provision for at least 12 dwellings;</li> <li>b) Be accessed from the existing Ashford Hill Road;</li> <li>c) Avoid or mitigate significant harm to key species and habitats, including the deciduous woodland designated as Biodiversity Action Plan Priority Habitat, in accordance with Policy EM4 of the Basingstoke and Deane Local Plan (2011 – 2029);</li> <li>d) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures in light of the adjacent A339;</li> <li>e) Include appropriate green infrastructure to meet local needs in line with the adopted standards and Sustainable Drainage Systems to avoid the risk of increasing flooding</li> </ul> <p>The case officer determined the site was in accordance with policy KHA1 for the following reasons:</p> <ul style="list-style-type: none"> <li>• In relation to criterion a) the site is for thirteen dwellings and within the threshold of 'at least 12 dwellings' as required by the policy.</li> <li>• In relation to criterion b) the development site currently has no vehicular or pedestrian access, with this outline application requesting consideration of a single access to the site from Ashford Hill Road for all modes of transport. The access is in the form of a simple T junction which would accord with the requirements of Policy K HA1 (criteria b).</li> </ul>
Policy KHA4: Revision of the Settlement Policy Boundary			

Policy	Description of the Policy	Target (as agreed with Kingsclere Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
			<ul style="list-style-type: none"> <li>• In relation to criterion c) the applicant is required to provide a Biodiversity Management Plan which has been secured via S106.</li> <li>• In relation to criterion d) The location of the site is not divorced from a background noise generated by the levels of traffic using the public highways of the A339 and Ashford Hill Road as well as the surrounding activities at neighbouring dwellings. To ensure that adequate living conditions are provided within the homes and gardens, the recommendation includes conditions to require details of noise mitigation to ensure that acceptable noise standards can be met. The proposal at this outline stage is therefore considered to accord with Policies EM10 and EM12 of the Local Plan as well as KNDP Policy K HA1 addressing matters of noise.</li> <li>• In relation to e) the applicant is required to provide a Landscape Management Plan which has been secured via S106.</li> </ul> <p><u>Completions on site allocations within the KNP</u> No new dwellings have been recorded as being completed on any site allocations within the neighbourhood plan.</p>

## Old Basing and Lychpit Neighbourhood Plan (Monitoring Period 2)

### Old Basing and Lychpit Neighbourhood Plan 2015-2029

#### Monitoring Report 2 covering the period from 1<sup>st</sup> April 2020- 31 March 2021

##### Introduction

The Old Basing and Lychpit Neighbourhood Plan was made (adopted) by the borough council on 19 July 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 Old Basing and Lychpit Parish Council to understand how the neighbourhood plan is performing. **The report reflects an agreed position between BDBC as the Local Planning Authority and Old Basing and Lychpit Parish Council as the 'qualifying body' who produced the plan.**

BDBC will report on the performance of the neighbourhood plan annually. This is the second monitoring report for the Plan, and it reviews the performance of the policies from 1 April 2020- 31<sup>st</sup> March 2021. The first monitoring report covered the period from the date that it was adopted (19 July 2018) to 31 March 2019, and the first complete monitoring year from 1 April 2019 to 31 March 2020. This is available to view on the council's website.

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, Old Basing has a requirement to deliver at least 10 homes over the Plan period. The Old Basing and Lychpit Neighbourhood Plan does not include any site allocations due to the Local Plan Policy SS5 requirement being met through windfall development consented prior to the adoption of the Neighbourhood Plan.

The Local Plan site allocation of Swing Swang Lane 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 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 been 44 gross dwellings consented that qualified towards Local Plan Policy SS5 at 31<sup>st</sup> March 2021. This is:

*Table OB&L 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?
16/09/2014	14/02153/GPDOFF	Peacock House, London Road	24	No	Prior to the adoption of the Neighbourhood Plan
<b>18/02/2020</b>	19/01693/FUL	Lyde Boarding Kennels, London Road	20	No	After the adoption of the Neighbourhood Plan.
<b>Total</b>			<b>44</b>		

As of 31 March 2021, there have been 24 qualifying completions recorded in the parish, these were located at Peacock House.

#### Monitoring of the Old Basing and Lychpit Neighbourhood Plan

This proforma should be read in conjunction with the policies and explanatory text in the Old Basing and Lychpit 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.

### Overall quantum of development within the parish of Old Basing and Lychpit

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 3 gross (1 net) new dwellings were approved during the monitoring period (1 April 2020- 31<sup>st</sup> March 2021), these comprised of:

- 1 new dwelling to be created through the demolition of a bungalow and erection of replacement dwelling (20/02065/FUL) at 25 Milkingpen Lane.
- 1 new dwelling to be created through the demolition and replacement of a dwelling (20/01087/FUL) at Doe Farm, Newnham Lane.
- 1 new dwelling to be created to support existing the rural equine business (19/02107/FUL) at Willow Grove, Land at Newnham Lane.

#### Completions:

No new dwellings were recorded by Hampshire County Council as being completed between 1 April 2020 - 31 March 2021.

1 dwelling was recorded as being demolished at Springfield Cottage, 93-95 The Street, however two dwellings on the same site were under construction for the reinstatement of existing dwelling to two dwellings. It is likely these will be recorded as being complete in the next monitoring report.

Policy	Description of the Policy	Target (as agreed with Old Basing and Lychpit Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
<b>Housing</b>			
Policy OB&L3: Settlement Policy Boundary	To allow windfall development where it complies with policies in	To only allow development outside the SPBs of Old Basing and	<u>Consents</u> Of the 3 gross consents during the monitoring period, 1 was located within the SPB of Old Basing or Basingstoke Town, this was at:

Policy	Description of the Policy	Target (as agreed with Old Basing and Lychpit Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
	the Development Plan.	Basingstoke Town in exceptional circumstances, as set out in Local Plan Policy SS6.	<ul style="list-style-type: none"> <li>25 Milkingpen Lane, for the erection of a replacement dwelling (20/02065/FUL).</li> </ul> <p>2 of the 3 gross dwellings which were approved during the monitoring period were located outside the SPB, these were:</p> <ul style="list-style-type: none"> <li>1 replacement dwelling at Doe Farm, Newnham Lane on land which was granted change of use from agricultural to residential (20/01087/FUL) was outside the SPB. The case officer noted the development accords with Policy SS6d within the Local Plan allowing for replacement dwellings within countryside locations. Therefore, the case officer deemed the development was supported by Policy 3 of the OB&amp;L neighbourhood plan who considered that the benefits of the development outweighed any harm that may be caused by the development.</li> <li>1 new dwelling at Willow Grove, Land at Newnham Lane (19/02107/FUL) to support existing rural equine business. It was noted within the decision notice that, the development provides an essential function need for an equestrian worker to live on site. As a result of the functional and security need and the exceptional unique circumstances of the business the proposal is allowed through Policy SS6f of the Adopted Local Plan.</li> </ul> <p><u>Completions</u> There were no new dwellings were recorded as being completed during the monitoring period.</p>
Policy OB&L8: Housing Mix	Delivering an appropriate mix of	To ensure new housing	<u>Housing mix from consents</u>

Policy	Description of the Policy	Target (as agreed with Old Basing and Lychpit Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
	housing in the parish, with smaller dwellings preferred.	development incorporates a mix of types and sizes to meet the needs of the parish, provides a suitable proportion of affordable housing, and helps meet the need for older persons' housing.	<p>There were no major planning applications consented within the monitoring year, as such the housing mix of the three applications granted for new housing during the monitoring year is provided below.</p> <p><u>Major planning consents</u></p> <p>There were no major applications consented within the monitoring period.</p> <p>Three other individual planning applications on small sites (of less than 10) were also approved during the monitoring period, these were for:</p> <ul style="list-style-type: none"> <li>• 25 Milkingpen Lane, Old Basing (20/02065/FUL) for a new three-bedroom dwelling.</li> <li>• Doe Farm, Newnham Lane (20/01087/FUL) for a new six-bedroom dwelling.</li> <li>• Land at Willow Grove, Newnham Lane (19/02107/FUL) for a new three bedroom dwelling to support existing rural equine business.</li> </ul>
<b>Infrastructure</b>			
Policy OB&L1: Movement routes	These policies seek to ensure new developments are connected to the existing network and town of Basingstoke.	To ensure development improves the movement routes identified on Map 5 in the NP.	<p><u>Developments delivering footpath connections</u></p> <p>No major planning application were approved within the monitoring year; therefore, these policies were not tested.</p>
Policy OB&L2: Developer contribution			

Policy	Description of the Policy	Target (as agreed with Old Basing and Lychpit Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
<b>Design</b>			
Policy OB&L4: Protection of Iconic views	The policy seeks to ensure new development does not detract from the iconic views of Old Basing.	To ensure new development preserves the landscape setting of the Parish, including through the protection of iconic views.	<p><u>Planning applications affected by Policy OB&amp;L4</u></p> <p>One planning applications were submitted during the monitoring period which were located in the area of iconic views, this was at:</p> <ul style="list-style-type: none"> <li>Land At Willow Grove, Newnham Lane (19/02107/FUL) for a new dwelling to support existing rural equine business. The application site falls within the area marked as forming an 'Iconic View' as set out on Map 7 of the OB&amp;L NP and which Policy 4 of the OB&amp;L NP applies. The case officer noted that 'views of the new dwelling would be apparent from the public footpath that passes close to the site. These views would be available not only during winter months when the trees are not in full leaf, but also during the summer months when they are in full leaf. This is due to the overall scale of the dwelling and its siting on/adjacent to bunding, which would, in reality only screen some 27% of the overall dwellings height. Such views of a dwelling within this location would result in adverse impacts on visual amenity.' The application was recommended for refusal by the case officer. However, at Development Control Committee the application was granted as it was noted that there was an essential functional need for an equestrian worker to live on site. The committee also considered that the design and appearance of the building was considered to be suitable in the rural context and would accord with Policy OB&amp;L4.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Old Basing and Lychpit Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
			<p><u>Refusals based on Policy OB&amp;L4</u></p> <p>Four planning applications were refused during the monitoring period. None of the refused planning applications were located within the area of iconic views, therefore this policy was not tested during the monitoring year.</p>
Policy OB&L6: Protection of Historic Environment	The policy seeks to protect and enhance the historic environment including historic heritage assets in the parish.	To ensure develop protects and enhances the historic environment of the village.	<p><u>Planning applications affected by Policy OB&amp;L6</u></p> <p>A number of planning applications were submitted during the monitoring year which were located within the boundary of a listed building, historic park or garden or scheduled monument.</p> <p>The following four planning applications were granted planning permission within the boundary or on a listed building:</p> <ul style="list-style-type: none"> <li>• The Crown Inn, The Street (19/01049/FUL) for a new dwelling created through change of use of existing storage barn to habitable living space. Within the officer report, the case officer cited that the proposals by virtue of their nature and design would accord with the requirements of national policy, local policies and Policy OB&amp;L6.</li> <li>• 93 The Street, Old Basing, (20/00978/HSE) for the erection of a two-storey rear extension following demolition of existing single storey rear extension. Alterations to fenestration. Within the officer report it was noted that the site is within the setting of the neighbouring Grade II listed building of 'The Bolton Arms'. The officer report noted that the application accords with Policy OB&amp;L6 due to having regard for the designated historic assets with the Parish and their setting.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Old Basing and Lychpit Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
			<ul style="list-style-type: none"> <li>• 95 The Street, Old Basing (20/00979/HSE) for the erection of a two-storey rear extension, following demolition of existing single storey rear extension and replacement side porch and alterations to fenestration. Within the officer report it was noted that the site is within the setting of the neighbouring Grade II listed building of 'The Bolton Arms'. It was considered the application had given due regard to the heritage asset and therefore did accord with Policy OB&amp;L6.</li> <li>• 22 The Street, Old Basing (20/03171/HSE) for the demolition of existing wooden summerhouse and erection of replacement Oak frame summer house with adjoining shelter and store. It was considered within the officer report that there would be no harm on the character of the area and would therefore accord with Policy OB&amp;L6.</li> <li>• Parkers Farmhouse Crown Lane Old Basing (20/01458/HSE) for the removal of dilapidated fencing and replacement with 1.8 metre high fencing. Insertion of granite block "curtain" between driveway and service strip / pedestrian walkway. Parkers Farmhouse is a Grade II listed building which lies within the Old Basing Conservation Area, on the north side of Crown Lane and opposite Basingstoke Common. Neighbouring properties, Parkers Piece Barn and Parkers Piece are also listed at Grade II. It was considered within the officer report that the proposal would preserve and enhance the character and appearance of the conservation area.</li> <li>• Parkers Piece, Crown Lane (20/02696/HSE) for the erection of replacement fence. The application site comprises a two-storey grade II listed semi-detached dwelling of brick and tile construction located on a residential road. It was noted in the officer report that the new fence would</li> </ul>

Policy	Description of the Policy	Target (as agreed with Old Basing and Lychpit Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
			<p>be sympathetic to the character of the dwelling and would not result in any harm to the setting of the listed building. Therefore, the application accords with Policy OB&amp;L6.</p> <p>One planning application was determined on Historic Parks and Gardens or Scheduled Monuments:</p> <ul style="list-style-type: none"> <li>2 Park Hill Cottages, Park Hill (20/00074/HSE) for the demolition of existing porch and erection of replacement porch, replacement of thatched roof on lean-to with clay tiled roof. Associated external alterations. No. 2 Park Hill Cottages is located in the Old Basing Conservation Area. The site borders the northern boundary of Basing House, a Scheduled Monument. In the officer report, the case officer cited that the proposal are considered to preserve the significant of the Basing House Registered Park and Garden and the proposals cause no harm to the heritage asset.</li> </ul> <p><u>Refusals on Policy OB&amp;L6</u></p> <p>There were 4 planning applications refused within the monitoring period, 2 of these refusals referred to OB&amp;L6 in determining the applications. These were at:</p> <ul style="list-style-type: none"> <li>Church Lane House, Church Lane (20/02890/FUL), for the erection of a new dwelling and site works following demolition of existing garage. Within the officer report, the case officer noted that the proposed development would result in the loss of open space and erode the setting of the Old Basing Conservation Area and that the listed building within it. Furthermore, the introduction of domestic built form would be harmful to the landscape character, failing to positively contribute to the local</li> </ul>



Policy	Description of the Policy	Target (as agreed with Old Basing and Lychpit Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
			<p>distinctiveness and sense of place within Old Basing and its landscape setting. The harm would conflict with Policies OB&amp;L6 and OB&amp;L7.</p> <ul style="list-style-type: none"> <li>5 Daneshill Court, Lychpit (20/01955/HSE) for the conversion of loft to living accommodation to include dormer windows. Within the decision notice the case officer stated the application would appear unsympathetic and insubordinate to the host dwelling. As such, the application would be detrimental to the character, appearance and visual amenities of the surrounding area and would fail to preserve or enhance the setting of the grade II listed building at Daneshill Court. As such the application was contrary to Policies EM10 and EM11 (although Policy OB&amp;L6 was referred to within the officer report).</li> </ul>
Policy OB&L7: Appearance of development	The policy seeks to ensure that new developments have regard to the Village Design Statement and contribute positively to local character and distinctiveness.	To ensure development proposals have regard to the Old Basing and Lychpit Village Design Statement (2006).	<p><u>Planning consents for new dwellings which considered the Old Basing and Lychpit Village Design Statement</u></p> <p><u>Outline and permitted development planning applications</u> No outline or permitted development planning applications were approved during the monitoring period.</p> <p><u>Full planning applications for new dwellings</u> Three planning applications for new dwellings were approved within the monitoring period, these cited Policy OB&amp;L7 within the case officers report, these were for:</p> <ul style="list-style-type: none"> <li>25 Milkingpen Lane, Old Basing (20/02065/FUL) in which 1 new dwelling will be created through the demolition of a bungalow and erection of replacement house. The case officer noted the development would provide</li> </ul>

Policy	Description of the Policy	Target (as agreed with Old Basing and Lychpit Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
			<p>for an appropriate layout, scale, mass and design which would integrate with its surroundings and the character of the area. The development would have regard to the character and appearance of the area and would not result in harm to the visual amenity of the street scene. Therefore, it was considered that the application accorded with Policy OB&amp;L7.</p> <ul style="list-style-type: none"> <li>• Doe Farm, Newnham Lane (20/01087/FUL) for a replacement dwelling and detached garage with change of use from agricultural to residential use. The case officer noted that the application should have regard to the Old Basing and Lychpit Village Design Statement, (due to Policy OB&amp;L7), recognising the distinctive local character of the parish, including the special character of the conservation area and sensitively contribute to creating buildings of a high architectural quality and design commensurate with their location. The design was considered acceptable in principle, however, to ensure a high quality finish a condition securing further details and samples of the proposed materials was required. Therefore, Policy OB&amp;L7 was used within the case officer report and used to determine the application.</li> <li>• Land At Willow Grove, Newnham Lane (19/02107/FUL) for a new dwelling to support existing rural equine business. Within the committee report recognised that Policy OB&amp;L 7 was relevant and that the development should have regard to the Old Basing &amp; Lychpit Village Design Statement (2006). The proposal was seen to conflict with Policy OB&amp;L 7 but was granted for reasons pertaining to the rural economy as the development was seen to support the existing equine business.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Old Basing and Lychpit Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
			<p><u>Other householder extensions in the parish</u>  Policy OB&amp;L7 was also used in the determination of a number of smaller household applications including porches and side and rear extensions which were granted within the monitoring period to ensure that development proposals within the parish had regard to the Village Design Statement.</p> <p><u>Refusals due to non-compliance with the Old Basing and Lychpit VDS</u>  Four planning applications were refused during the monitoring period. Two planning applications were refused which cited Policy OB&amp;L7 as a reason for refusal in the decision notice, these were at:</p> <ul style="list-style-type: none"> <li>• Church Lane House, Church Lane (20/02890/FUL), for the erection of a new dwelling and site works following demolition of existing garage. Within the officer report, the case officer noted that the proposed development would result in the loss of open space and erode the setting of the Old Basing Conservation Area and that the listed building within it. Furthermore, the introduction of domestic built form would be harmful to the landscape character, failing to positively contribute to the local distinctiveness and sense of place within Old Basing and its landscape setting. The application was refused on the basis that the harm would conflict with Policies OB&amp;L6 and OB&amp;L7.</li> <li>• 54 Hatch Lane, Old Basing (20/01111/HSE) for the erection of single detached garage to front of property and alterations to parking layout. The case officer recommended the application for refusal on the basis that the proposed garage would be encroaching on the open and undeveloped front garden that is a strong characteristic of properties on this part of</li> </ul>

Policy	Description of the Policy	Target (as agreed with Old Basing and Lychpit Parish Council)	Performance during monitoring period (1 April 2020-31 March 2021)
			Hatch Lane. As such the application would be detrimental to the street scene and character, it was considered the proposal would be contrary to Policy OB&L7.
<b>Local Green Spaces</b>			
Policy OB&L5: Protection and enhancement of Local Green Spaces	Policy OB&LNP5 identifies a number of Local Green Spaces in which development will only be permitted in very special circumstances.	To only allow development on local green space in very special circumstances.	<u>Consents</u> <ul style="list-style-type: none"> <li>No planning applications were determined on land within designated Local Green Space.</li> </ul> <u>Completions</u> <ul style="list-style-type: none"> <li>No development was completed on designated Local Green Space.</li> </ul>

## Newly Monitored Neighbourhood Plans:

### Wootton St Lawrence with Ramsdell Neighbourhood Plan (Monitoring Period 1)

#### Wootton St Lawrence with Ramsdell Neighbourhood Plan 2016-2029

#### Monitoring Report 1 covering the period from 19 December 2019- 31 March 2021

##### Introduction

The Wootton St Lawrence with Ramsdell Neighbourhood Plan was made (adopted) by the borough council on 19 December 2019. 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 Wootton St Lawrence with Ramsdell Parish Council to understand how the neighbourhood plan is performing. **The report reflects an agreed position between BDBC as the Local Planning Authority and Wootton St Lawrence with Ramsdell 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 December 2019) to 31 March 2020, and the first complete monitoring year from 1 April 2020 to 31 March 2021.

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

Wootton St Lawrence with Ramsdell has no requirement under Policy SS5 to deliver any homes, therefore the Wootton St Lawrence with Ramsdell Neighbourhood Plan does not include any site allocations. Part of the Local Plan site allocation of Manydown is located within the Parish.

### Monitoring of the Wootton St Lawrence with Ramsdell Neighbourhood Plan

This proforma should be read in conjunction with the policies and explanatory text in the Wootton St Lawrence with Ramsdell 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.

<b>Overall quantum of development within the parish of Wootton St Lawrence with Ramsdell</b>
<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>Consents:</p> <p>A total of up to 9 (gross and net) new dwellings were approved during the monitoring period (19 December 2019-31 March 2021), these comprised of:</p> <ul style="list-style-type: none"><li>• A Permission in Principle application being granted at Land at Monk Sherborne Road and Sand Martin Close, Monk Sherborne Road (20/01299/PIP) for a minimum of 4 dwellings and up to a maximum of 9 dwellings. This application was appealed by the applicant as the council did not issue a decision notice determining the proposal. The Planning Inspectorate determined the application which they allowed.</li></ul> <p>Completions:</p> <p>5 (gross and net) new dwellings have been completed between 1 April 2019 - 31 March 2021. 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:</p> <ul style="list-style-type: none"><li>• Skyers Farm, Ewhurst Road (16/02117/FUL) for the erection of a dwellinghouse and ancillary annexe.</li><li>• Lower Farm, Basingstoke Road (17/03977/FUL) for the erection of a farmhouse style dwelling with ancillary garage following demolition of existing outbuilding.</li><li>• Ashley, West Heath Road (16/01605/FUL) for the erection of a dwelling</li><li>• Oakwood House, West Heath Road (15/02219/FUL) for the conversion of outbuildings to 1 bed ancillary accommodation.</li></ul>

Policy	Description of the Policy	Target (as agreed with Wootton St Lawrence with Ramsdell Parish Council)	Performance during monitoring period (19 December 2019-31 March 2021)
<b>Local Gap</b>			
Policy WSL1: Local Gap	Seeks to protect the setting of Wootton St Lawrence Village.	To only allow development within the Local Gap which can protect the setting of Wootton St Lawrence Village.	<u>Consents</u> <ul style="list-style-type: none"> <li>No planning applications were determined on land within the designated Local Gap.</li> </ul> <u>Completions</u> <ul style="list-style-type: none"> <li>No development was completed on land within the designated Local Gap.</li> </ul>
<b>Local Green Spaces</b>			
Policy WSL2: Local Green Space	The WSL NP identifies a number of Local Green Spaces in Policy WSL2.	To only allow development on local green space in very special circumstances.	<u>Consents</u> <ul style="list-style-type: none"> <li>No planning applications were determined on land within designated Local Green Space.</li> </ul> <u>Completions</u> <ul style="list-style-type: none"> <li>No development was completed on designated Local Green Space.</li> </ul>
Policy WSL3: Public Rights of Way	The WSL NP seeks to ensure Manydown is integrated with the parish's wider public rights of way network.	To support development which improves the footpath and cycleway network and maintains the character, use and amenity of existing footpaths and bridleways.	<u>Footpath and cycleways at Manydown Site Allocation</u> The proposal for Manydown Country Park has not yet been determined  The Manydown outline planning application (17/00818/OUT) was submitted in March 2017, members of the council's Development Control Committee voted to approve the outline application in July 2020 with a resolution to grant on the site. The outline planning application is up for 3,520 homes and includes two local centres, two primary school, land for one secondary school, a Country Park, open space (including Neighbourhood Parks, accessible natural green space,

Policy	Description of the Policy	Target (as agreed with Wootton St Lawrence with Ramsdell Parish Council)	Performance during monitoring period (19 December 2019-31 March 2021)
			<p>allotments, outdoor sports, play provision and information open space), indoor sports facilities, five permanent Gypsy and Traveller Pitches, access and Infrastructure.</p> <p>Progress will continue to be reported in subsequent neighbourhood plan monitoring reports. Therefore, no applications were approved which affected the footpath and cycleway network during the monitoring period.</p>
Policy WSL4: Light Pollution	The policy seeks to ensure that limited impacts from light pollution are found in the plan area (excluding the Manydown development).	To ensure development does not result in adverse light pollution.	<p><u>Applications relating to light pollution</u></p> <p>New dwellings approved during the monitoring period:</p> <ul style="list-style-type: none"> <li>Land at Monk Sherborne Road and Sand Martin Close, Monk Sherborne Road (20/01299/PIP) for a minimum of 4 dwellings and up to a maximum of 9 dwellings. This application was appealed by the application as a result of non-determination within the time allowed. The inspector allowed the appeal due to the planning balance and that the lack of 5-year housing supply would not be a valid reason to dismiss the appeal. The PIP application relates to the principle of development and any impacts relating to light pollution will be determined at Technical Details Consent (TDC) where Policy WSL4 will need to be considered. The TDC application has been submitted outside of the monitoring period (21/02134/TDC) and the outcome will be reported in subsequent monitoring reports.</li> </ul> <p>Four extensions were approved during the monitoring period, none of these specifically referenced policy WSL4 in the case officers' reports:</p>



Policy	Description of the Policy	Target (as agreed with Wootton St Lawrence with Ramsdell Parish Council)	Performance during monitoring period (19 December 2019-31 March 2021)
			<ul style="list-style-type: none"> <li>• 28 Basingstoke Road, Ramsdell (21/00134/HSE) for the conversion of first floor and installation of dormer windows. This did not reference Policy WSL4 within the case officers report but considered the proposal accorded with Policy EM10 of the Local Plan which requires a design led approach to development.</li> <li>• Longholm House, West Heath Road (20/03249/HSE) for the erection of single storey side/front extension. This did not reference Policy WSL4 within the case officers report but considered the proposal accorded with Policy EM10 of the Local Plan which requires a design led approach to development.</li> <li>• 8 Monk Sherborne Road (20/02861/HSE) for the erection of single storey rear extension following demolition of sunroom. This did not reference Policy WSL4 within the case officers report but considered the proposal accorded with Policy EM10 of the Local Plan which requires a design led approach to development.</li> <li>• 2 Basingstoke Road, Ramsdell (19/02762/HSE) for a proposed two storey side extensions, new porch, dormer windows to roof and change to roof tile and wall finish. This application did not specifically reference Policy WSL4 but noted the Neighbourhood Plan within the case officers report however incorrectly gave limited weight to it. This did not reference Policy WSL4 within the case officers report but considered the proposal accorded with Policy EM10 of the Local Plan which requires a design led approach to development.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Wootton St Lawrence with Ramsdell Parish Council)	Performance during monitoring period (19 December 2019-31 March 2021)
			<p><u>Refusals relating to light pollution</u></p> <p>Two planning applications were refused during the monitoring period, of these applications none were refused due to Policy WSL4.</p> <p>The refused planning applications are cited below with the reasons for refusal:</p> <ul style="list-style-type: none"> <li>• Erection of an oak fronted double garage, at Dell View, Monk Sherborne Road (20/00421/HSE). This was refused on the basis of design, specifically Policy EM10 of the Local Plan, due to its siting forward of the dwelling which would be visually intrusive and detrimental to the character and appearance of the street scene and wider area.</li> <li>• Land on the North Side of White Hart Lane, Charter Alley, (19/02849/FUL) for the change of use of land to equestrian for the keeping and rising of horses for private use and erection of stables and haystore. This was refused due to the introduction of built form within open and undeveloped countryside, which would be harmful to the character and appearance of the surrounding area and as a result of detrimental impacts upon highway, with particular regard to the provision of adequate visible splays, suitable access and egress to the site.</li> </ul>
Policy WSL5: New Dwellings	The policy seeks to ensure that new dwellings are policy compliant or are for the infilling of a	To support small development sites which meet Policy SS6 and/or are for the infilling	<p><u>New dwellings granted permission during the monitoring period</u></p> <p><u>Permission in Principle consents</u></p> <p>Only one planning permission was granted for new housing in the monitoring period. This application was appealed by the application as a result of non-determination within the time allowed by the LPA and was for a Permission in</p>

Policy	Description of the Policy	Target (as agreed with Wootton St Lawrence with Ramsdell Parish Council)	Performance during monitoring period (19 December 2019-31 March 2021)
	restricted gap with specific required to be met. The policy also seeks smaller dwellings to be delivered.	of housing within suitable gaps.	<p>Principle (PiP) application at Land at Monk Sherborne Road and Sand Martin Close, Monk Sherborne Road (20/01299/PIP). As a result of the appeal decision, permission in principle was granted for a minimum of 4 and a maximum of 9 dwellings. The scope of any PIP, and therefore consideration of it, is limited to location, land use and amount of development; conditions cannot be imposed.</p> <p>The inspector referenced Policy WSL5 within the appeal decision, in paragraph 11, it is noted that 'the site characteristics fail to comply with the infilling requirements of Policy WSL5 and failure to comply with Policy SS6 has already been established (due to large size of site, being more than 4 dwellings). As such the proposal would not accord with the housing policy of the WSLNP'. However, on planning balance it was determined that because of the council's lack of 5 year housing land supply position, the benefits of the proposed development would significantly and demonstrably outweigh any adverse impacts and should be allowed.</p> <p>The parish council have commented that the Inspector has considered this site but only in respect of whether in principle it was appropriate for residential development. The Inspector did not consider any other matters, such as means of access and highway impacts, landscaping, design and appearance, housing mix drainage, impact on biodiversity and impacts on local highway network, and that Permission in Principle does not constitute a planning permission and does not carry the weight of an outline planning permission which would have addressed a number of these key considerations and have contained conditions to mitigate any adverse impacts arising from development. These will be considered at the Technical Design Consent (TDC) stage.</p>

Policy	Description of the Policy	Target (as agreed with Wootton St Lawrence with Ramsdell Parish Council)	Performance during monitoring period (19 December 2019-31 March 2021)
			<p>In relation to Policy WSL5, the housing mix for the site will therefore be determined at the TDC stage where the applicant will need to detail the housing mix and this will need to be compliant with the relevant policies in the Local Plan and Neighbourhood Plan. Outside of the monitoring period, a TDC has been submitted for the site (21/02134/TDC) and the has not yet been determined, the outcome of this will be detailed in subsequent monitoring reports for the neighbourhood plan.</p>
Policy WSL6: Replacement or extension of dwellings	The policy sets criteria for the extension and replacement of dwellings and for residential annexes.	To support the replacement of dwellings, extension of dwellings and residential annexes, where they meet the criteria set out in the policy.	<p><u>Decisions related to Policy WSL6</u></p> <p>New dwellings granted approval during the monitoring period:</p> <ul style="list-style-type: none"> <li>No replacement dwellings were granted planning permission within the monitoring period, therefore this element of the policy was not tested.</li> <li>Land at Monk Sherborne Road and Sand Martin Close, Monk Sherborne Road (20/01299/PIP) for a minimum of 4 dwellings and up to a maximum of 9 dwellings. As noted above, the inspector allowed the application the planning balance and that the lack of 5 year housing supply would not be a valid reason to dismiss the appeal. However, this proposal was for new dwellings on a greenfield site and was not for the extension or replacement of existing dwellings and therefore this application was principally assessed on policy WSL5 as discussed above.</li> </ul> <p>Extensions granted during the monitoring period:</p> <ul style="list-style-type: none"> <li>28 Basingstoke Road, Ramsdell (21/00134/HSE) for the conversion of first floor and installation of dormer windows. The case officers report did not</li> </ul>

Policy	Description of the Policy	Target (as agreed with Wootton St Lawrence with Ramsdell Parish Council)	Performance during monitoring period (19 December 2019-31 March 2021)
			<p>reference WSL6, but instead Policy EM10 of the Local Plan which requires a design led approach to development.</p> <ul style="list-style-type: none"> <li>Longholm House, West Heath Road (20/03249/HSE) for the erection of single storey side/front extension. The case officers report did not reference WSL6, but instead Policy EM10 of the Local Plan which requires a design led approach to development.</li> <li>8 Monk Sherborne Road (20/02861/HSE) for the erection of single storey rear extension following demolition of sunroom. The case officers report did not reference WSL6, but instead Policy EM10 of the Local Plan which requires a design led approach to development.</li> <li>2 Basingstoke Road, Ramsdell (19/02762/HSE) for a proposed two storey side extensions, new porch, dormer windows to roof and change to roof tile and wall finish. This application specifically referenced Policy WSL6 but incorrectly gave the policies within the Neighbourhood Plan limited weight, however the case officer considered that the principle of the proposed development met the criteria in Policy WSL6 and it was considered that it would not result in any conflict of the policy.</li> </ul> <p>Only one of the proposals specifically cited Policy WSL6 in the officer's report, however all of the applications were deemed to be in accordance with Policy EM10 of the Local Plan.</p>
Policy WSL7: Detached buildings in the	The policy sets criteria for garages and	To support new garages and incidental	<p><u>Proposals granted for new garages or incidental buildings</u></p> <p>Two planning applications were granted during the monitoring period for new garages, these were at:</p>

Policy	Description of the Policy	Target (as agreed with Wootton St Lawrence with Ramsdell Parish Council)	Performance during monitoring period (19 December 2019-31 March 2021)
gardens of dwellings	other incidental buildings in the garden of a dwelling.	buildings in gardens where they meet the relevant policy criteria.	<ul style="list-style-type: none"> <li>• Pillarbox House, West Heath Road (20/02807/HSE) for the erection of a garage and external store.</li> <li>• Foxglove Cottage, Hollybush Lane (20/00928/HSE) for the erection of a detached garage (amended scheme to that approved under 19/02455/HSE).</li> </ul> <p>None of the applications specifically referenced Policy WSL7 in the case officers report, however both were deemed to be in compliance with policy EM10 of the Local Plan and not deemed to have a detrimental impact on the character of the surrounding area.</p> <p><u>Refusals for garages:</u></p> <p>One application was refused for the erection of an oak fronted double garage, at Dell View, Monk Sherborne Road (20/00421/HSE). The application was refused as the proposed detached garage by virtue of its siting forward of the dwelling against the public highway of Monk Sherborne Road would be visually intrusive and detrimental to the character and appearance of the street scene and wider area. The refusal did not cite Policy WSL7 in the decision notice but the principal reason for refusal was made on the grounds of policy EM10 of the Local Plan.</p>
Policy WSL8: Valued Facilities	The policy identifies valued facilities within the policy.	Support enhancement of existing Valued Facilities. In	<p><u>Approvals for Valued Facilities</u></p> <ul style="list-style-type: none"> <li>• No planning applications were approved within the monitoring period for new valued facilities.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Wootton St Lawrence with Ramsdell Parish Council)	Performance during monitoring period (19 December 2019-31 March 2021)
		addition, to ensure development does not result in the loss of or have an adverse impact on the identified Valued Facilities, unless it meets the exceptional criteria set out in the policy.	<u>Refusals for Valued Facilities</u> <ul style="list-style-type: none"> <li>No planning applications were refused within the monitoring period for new valued facilities.</li> </ul> <u>Loss of Valued Facilities</u> <ul style="list-style-type: none"> <li>No applications were determined during the monitoring period which would result in the loss of valued facilities.</li> </ul>
Policy WSL9: Provision of Community Facilities	The policy encourages community facilities where they meet the criteria within the policy.	To ensure new community facilities (namely day nurseries, church and village halls) are supported where they meet the criteria in the policy.	<u>Approvals for community facilities</u> <ul style="list-style-type: none"> <li>No planning applications were approved within the monitoring period for new community facilities.</li> </ul> <u>Refusals for community facilities</u> <ul style="list-style-type: none"> <li>No planning applications were refused within the monitoring year for new community facilities.</li> </ul>

Policy	Description of the Policy	Target (as agreed with Wootton St Lawrence with Ramsdell Parish Council)	Performance during monitoring period (19 December 2019-31 March 2021)
Policy WSL10: Employment Sites	The policy allows employment sites where they are in accordance with Policy EP4 of the local plan and would not adversely impact on the amenities enjoyed by nearby residential properties.	To support the rural economy through the provision of new or extended employment sites, subject to meeting the criteria in the policy.	<p><u>Proposals to support the rural economy</u></p> <p>Two planning applications were granted during the monitoring period which were related to the rural economy:</p> <ul style="list-style-type: none"> <li>• Woodgarston Service Reservoir, Kingsclere Road (19/01915/FUL) for the erection of a nitrate removal building and associated works including alterations to access track. The case officer noted that as the application was to facilitate improvements to drinking water it is considered to be an essential facility/service and therefore the principle of the development was acceptable.</li> <li>• Lower Farm, Basingstoke Road (18/02954/FUL) for 1 new grainstore with grain drying facilities, associated hardstanding to provide safe access, demolition of existing redundant buildings, relocation of fertiliser storage tanks, construction of weighbridge and construction of approximately 2171m of farm access track. In relation to the new building the case office noted that it supported the rural economy, specifically enable the continuing sustainability or expansion of a business or enterprise, including development where it supports a farm diversification scheme and the main agricultural enterprise as required by criterion d) of Policy EP4. Overall, the case officer deemed that the proposal would be in compliance with Policy EP4 of the Local Plan and also WSL 10.</li> </ul>