

SHOREWOOD

HOMES

25 February 2026

Dear Resident

LAND EAST OF WIELD ROAD, PRESTON CANDOVER – PROPOSED RESIDENTIAL DEVELOPMENT

I write with reference to the above land. You may have attended the Parish Council meeting on the 17 November 2025 when I gave a short presentation and answered questions regarding potential residential development of the site.

I can confirm Preston Candover Developments Ltd, who have the contract over the land, has now been acquired by Shorewood Homes Ltd.

About Shorewood Homes

Shorewood Homes is a small Winchester-based housebuilder, building new homes predominantly in Hampshire since 2017.

Our nearest developments to the village include Oakfield Gardens in Sherborne St John, three sites in Kings Worthy, and we are also currently building three houses in Odiham. We aim to deliver high-quality traditional bespoke designed homes.

Context

The current Basingstoke and Deane Borough Council Local Plan was adopted a decade ago in 2016. Its plan period runs from 2011 to 2029.

The Local Plan paragraph 4.66 stated *“At least ten homes will be delivered primarily within or adjacent to settlements with defined Settlement Policy Boundaries”*. Preston Candover is a settlement with a defined Settlement Policy Boundary (SPB).

Paragraph 4.67 adds *“If developments of a qualifying size come forward within or adjacent to the named settlements via alternative means to neighbourhood planning, for example via a planning application, this will contribute towards the targets set out within the policy”*.

A qualifying size development is 10 homes or more in the settlement boundary, or 5 homes or more adjacent the settlement.

Preston Candover has not met its housing target in the fifteen years since the Local Plan process began.

As Preston Candover has no Neighbourhood Plan, the only mechanism it can meet its housing target is via a planning application for a ‘qualifying size’ development. This is important to help sustain local services and facilities in the village such as the soon to reopen pub, the primary school, shop, etc.

Basingstoke is working on a new Local Plan, with a new plan period from 2024 to 2042. It was subject to public consultation in November 2025, and further consultation is targeted this summer.

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Shorewood Homes Ltd is registered in England under company no. 10670389

This new Local Plan includes Policy SPS6: Neighbourhood Planning. For Preston Candover this notes its housing requirement will be increasing to 20 homes.

This housing requirement is derived from the need to 'carry forward' the 10 homes target which has not been met since 2011, plus a further 10 homes.

Only 3 potential sites for housing have been put forward by landowners around the village to the Council's Housing & Economic Land Availability Assessment (HELAA). None of these sites are in the village settlement boundary. One of those potential housing sites in the HELAA is our site.

Proposed development plans

When I spoke at the Parish Council meeting, I mentioned that in the context of the village's increased housing target set by Basingstoke, we were considering whether we would aim to submit a planning application for the entire 20 homes.

Upon further consideration we have decided not to do that – recognising the new Local Plan is still progressing. Instead, our proposal will be to submit a full planning application for only 9 homes, largely meeting the village's outstanding existing housing target.

We propose to limit the extent of land for development, allowing the remainder of the field to be kept as paddocks, providing new tree planting and hedgerows, and a surface water drainage basin. This will restrict the extent of development to only one-quarter of the field, measuring some 5 acres, thereby ensuring a low density sensitive to the village.

Our concept for development is to design a farmstead type layout resembling a sequence of barns, farm worker type cottages, and farmhouses.

Because the development will be a maximum of 9 homes, this is below the affordable housing threshold meaning the development will be fully open market private housing consisting of 2, 3 and 4 bedrooms.

Next steps

I appreciate the prospect of new housing might be a cause for concern to some. Some of those concerns were raised at the last Parish Council meeting and included traffic, pedestrian safety, flood risk and drainage, what the houses would look like, and how long construction would take. As our plans develop, we have been undertaking technical survey work to address these matters.

I hope that many of you will recognise the need for some new housing in the village and that you will be receptive to the high-quality designs that we wish to deliver, providing new homes that would be suitable for a mix of people, including families, and downsizers.

I will be at the **16 March Parish Council** meeting and will present our draft plans. I look forward to answering any questions you might have. In the meantime, if you would like to get in touch please email: stuart@shorewoodhomes.co.uk or call 07500 070299.

Yours sincerely



Stuart Garnett

Shorewood Homes