

# Basingstoke and Deane Local Plan (2011 to 2029)

Adopted May 2016



Basingstoke  
and Deane



# **Basingstoke and Deane Local Plan**

## **2011 - 2029**



## Planning the future of our borough

### **FOREWORD by Cabinet Member for Planning – Cllr Mark Ruffell**

The council has worked hard in drawing up its Local Plan – it contains a set of policies and plans that will guide future planning and development decisions. This plan forms part of the council’s development plan and will be used in the determination of planning applications.

This Local Plan is the overarching planning document that identifies where development will take place, how new jobs will be supported and how the precious environment of the borough will be protected and enhanced. It also allocates major sites and locations for development to meet the needs of our growing population.

The Local Plan has been prepared through a long and detailed process, with input from local residents, councillors, interested bodies, and statutory consultees taking into account a range of issues and considerations, including:

- comments and views expressed during public consultation on various stages of the process going back to 2007
- the outcomes of a number of studies and other evidence about the borough and its needs in the future
- existing national planning guidance set out in the National Planning Policy Framework; and other strategies for the borough’s future, including the Vision for Basingstoke and Deane which was drawn up with the Basingstoke Area Strategic Partnership, the Council Plan and the Sustainable Community Strategy.

I would like to take this opportunity to thank all the residents, community groups, and other contributors to the plan who all share a desire to plan for a successful future for the borough. This strategy will meet our needs for new homes, a strong economy and a protected natural environment over the next 15 years.





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## Introduction

### What is this about?

- 1.1 This is the Local Plan for Basingstoke and Deane borough covering the period up to 2029.
- 1.2 Throughout the process of preparing the Local Plan, a significant level of public consultation has been undertaken. This included seeking views on early policy documents, such as the Issues and Options and Key Themes documents, and also on specific pieces of evidence base including the council's Strategic Housing Land Availability Assessment (SHLAA).
- 1.3 This process ensured that the community, partners and stakeholders had the opportunity to influence key aspects of the draft Local Plan. This was guided by the adopted Statement of Community Involvement (SCI) and a summary of the steps undertaken are set out in the Statement of Consultation which was published alongside the Submission Local Plan.
- 1.4 The Inspector, who examined the Local Plan, has confirmed that it meets the following requirements:
  - a) has been prepared in accordance with the duty to cooperate, legal and procedural requirements, and
  - b) is 'sound'. Soundness means:
    - *“Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is practical to do so consistently with the presumption in favour of sustainable development;*
    - *Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;*
    - *Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and*
    - *Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.”*
- 1.5 In preparing the Local Plan, the council has complied with all the necessary legal requirements. In terms of the duty to cooperate, the council has worked with neighbouring authorities and other relevant bodies, as necessary, on all relevant matters.

(Source: paragraph 182 National Planning Policy Framework, DCLG 2012).



- 1.6 The council's corporate priorities at the time the Plan was prepared were of particular importance and provided a basis for the Local Plan. The eight corporate priorities were:
- improve economic viability
  - increase skills and employment
  - get connected
  - safeguard local distinctiveness
  - create neighbourhoods where people feel safe and want to live
  - protect our environment
  - maintain a reputation for quality arts and leisure
  - support active, healthy and involved communities.

(Source: Basingstoke and Deane Council Plan: 2013 to 2017).

- 1.7 These have been used as the basis for the vision, objectives and policies included in the Local Plan.
- 1.8 The Local Plan has also been prepared to sit within a framework of other local documents. This includes the Sustainable Community Strategy and the Economic Strategy, in addition to other strategies which cover specific issues such as the Local Transport Plan and River Basin Management Plans. This ensures that the Local Plan reflects and helps to deliver key priorities for the area.
- 1.9 The plan replaces the Basingstoke and Deane Local Plan (1996-2011). The Local Plan makes provision for future needs in the borough up to 2029. There will be additional documents to the Local Plan which together will form part of the development plan for Basingstoke and Deane. Planning decisions must be taken in accordance with the development plan, unless material considerations indicate otherwise.

### How is this linked to Neighbourhood Planning?

- 1.10 This Local Plan has been prepared to provide a strategic evidence base for Neighbourhood Development Plans and Neighbourhood Development Orders, including Community Right to Build Orders.
- 1.11 All of the policies set out in the Local Plan are considered to be strategic in nature and therefore Neighbourhood Plans and Orders will need to conform with these policies unless there are specific local circumstances, accepted by the Local Planning Authority, which warrant a specific local approach to be taken. Neighbourhood Development Plans and Orders will have the opportunity to take forward some of the issues highlighted within the Local Plan in more detail.
- 1.12 This document includes:
- Information about the borough and the main issues this plan is to address.
  - A vision, objectives and an overall strategy for the borough.

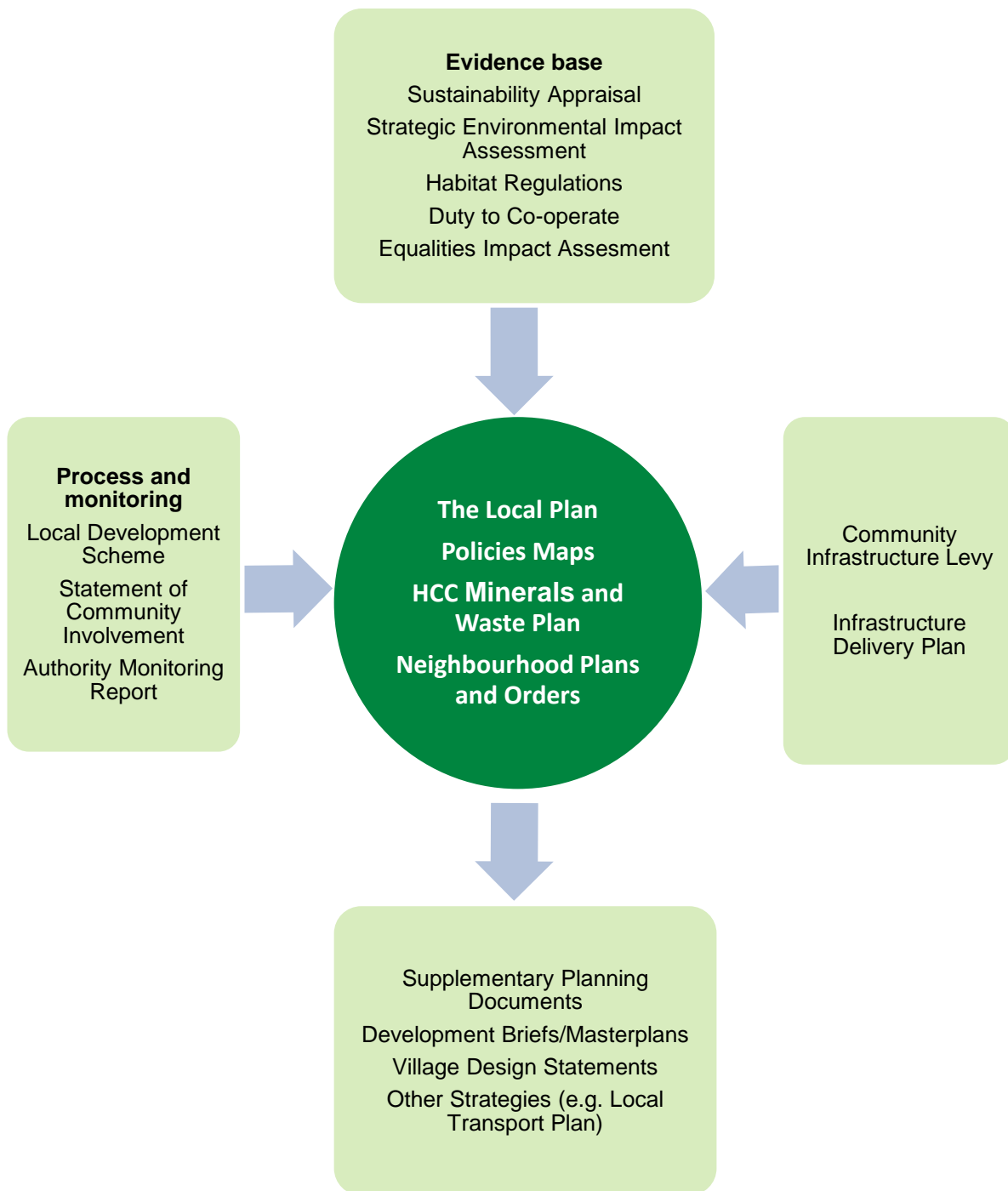


- Detailed site allocations and policies to guide and manage development, deliver infrastructure and create sustainable communities. These also set out how the plan will be implemented and monitored.
  - A separate Policies Map sets out which areas are covered by the policies, on an Ordnance Survey map base, so you can see exactly where development is proposed, and what areas are protected from development.
- 1.13 Alongside the Local Plan there is a Sustainability Appraisal which explains the alternatives that were considered for the strategy, sites and policies, and the reasons for the choices made. There is also a Habitats Regulations assessment, which looks at the impacts of the plan on sites of European nature conservation importance, and an Equalities Impact Assessment which considers whether there are any adverse impacts on any particular group of the population (including the protected characteristics groups).
- 1.14 The Local Plan reflects the comprehensive evidence base which has been prepared to ensure that there is a detailed understanding of key issues affecting the borough.
- 1.15 This covers issues such as housing need and requirements, employment land, flooding, transport, green infrastructure, retail and water based issues and has been compiled primarily either by the council or on behalf of the council by specialist consultants, in conjunction with our partners and statutory bodies, such as the Environment Agency, in order to ensure buy-in and support and add credibility to the various findings.
- 1.16 A summary of the evidence base is set out in Appendix 1. All evidence can be found on the borough council's website at [www.basingstoke.gov.uk](http://www.basingstoke.gov.uk)
- 1.17 The adopted Local Plan and all related documents, including the policies map, is also available to view on the council web site,
- 1.18 The diagram below shows how all these documents fit together.



## The Development Plan

(Includes Saved Policy NRM6 of the South East Plan)





## Basingstoke and Deane context

- 1.19 The borough of Basingstoke and Deane covers an area of over 63,000 hectares (245 square miles) of north Hampshire, with Basingstoke town and the adjoining parish of Chineham comprising the main settlement in the borough and the focus for key services and employment. The town is surrounded by attractive rural areas, including small towns and villages with over 75% of the land within the borough defined as agricultural or woodland. This rural dimension is very important in shaping the character of the borough, its communities, economy and environment. The importance of agriculture and rural businesses, the prominence of landscape and countryside along with the scale and dispersed nature of rural communities in comparison with the larger more urban settlements are all important issues. The rural environment of the borough adds significantly to the quality of life enjoyed by urban residents and is a considerable asset for the area.
- 1.20 The number of residents in the borough has steadily increased since Basingstoke's designation as an expanded town in the 1960s and the population stands at around 167,800 (2011 census). Evidence indicates that the borough has an ageing population and that average household size has been declining in the past, but that this rate of decline is anticipated to fall at a slower rate in the future. There is an acknowledged housing need and affordability is an issue for first time buyers and households on low incomes who cannot access home ownership. This is particularly the case in rural areas where house prices tend to be higher. Around 60% of the population live within Basingstoke town and Chineham, with the remainder living in the borough's large rural areas, including the towns and larger villages of Bramley, Kingsclere, Oakley, Old Basing, Overton, Tadley and Whitchurch, in addition to a number of small villages and hamlets. Infrastructure has not kept pace with the level of growth that has occurred and the existing infrastructure is in need of upgrading or replacing. This is particularly the case with regard to local congestion issues which occur at peak times, school provision and sewage infrastructure; these are in addition to other infrastructure requirements which are key issues to be addressed throughout the Local Plan period and identified in the Infrastructure Delivery Plan.
- 1.21 The natural environment of the borough is highly valued by residents and visitors to the borough, both for the quality and diversity of the biodiversity and also for the attractive setting and recreational opportunities that it provides. A key feature for Basingstoke, despite significant growth since the 1960s, is the accessibility and attractiveness of the surrounding countryside. The value of the natural environment is reflected in a significant part of the borough being designated as a part of the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and also in the borough's rivers, including the River Loddon and River Test. Some of the borough's rivers are however failing to meet 'good' status as required by the European Union (EU) Water Framework Directive and this represents a challenge in respect of accommodating future growth. In addition new development will need to manage flood risk and specifically ensure locally identified critical drainage issues are controlled and, where possible, resolved.



- 1.22 Overall, the borough benefits from a range of historic assets which contribute to the character of the environment, including over 40 designated conservation areas, a significant number of listed and locally listed/notable buildings, Scheduled Monuments and other archaeological sites, including important historic tourist attractions such as Basing House, Highclere Castle, The Vyne and the Roman settlement at Silchester. The borough's heritage assets make an important contribution to local distinctiveness as well as local recreation, education, and the tourism economy.
- 1.23 Residents and visitors enjoy a wide range of publicly provided leisure services and facilities in and around the borough such as arts venues, theatres, museums and sports facilities, parks, local nature reserves and woodlands. This is complemented by a range of private sector attractions such as cinemas, health clubs, an ice rink, golf and tennis clubs and equestrian facilities. The availability of such a range of facilities and services is a significant benefit for residents and attraction for visitors and the council is looking to improve the range of amenities on offer, which will support the vitality and diversity of the borough. This would include improving the facilities and offer at Basingstoke's existing Leisure Park.
- 1.24 Basingstoke town is a regional shopping centre and the opening of Festival Place in 2002 represented a significant improvement in the retail and leisure offer available to residents. Together with more recent investment in the Malls, this has helped to maintain the health of the town centre for borough residents and visitors from a wide catchment. The council is also focusing investment into the Top of the Town area, developing a strategy to ensure its on-going vitality and viability in changing times.
- 1.25 Basingstoke town developed rapidly in the 1960s from a market town of around 16,000 people to accommodate part of the London overspill as an 'expanded town'. This saw new residential areas being built to house the new residents, including Oakridge, Popley and South Ham. Since that time, the town has continued to expand with the addition of new communities, such as Brighton Hill, Chineham and Hatch Warren. Whilst many areas are attractive places to live, some have become dated and in need of regeneration. There have been a number of successful regeneration projects including the redevelopment of Bishops Green, Popley Islands and Oakridge; these projects have positively improved the quality of life for existing residents and contributed towards creating safer, better-designed and more integrated communities. The council recognises the need to facilitate regeneration schemes given the significant benefits they provide and is committed to delivering such projects over the plan period and beyond. Whilst recognising that there are many good quality homes within the borough, the regeneration of some housing stock, which is now dated and in need of regenerating, is an important issue for some parts of the borough.
- 1.26 Unemployment within the borough at the time of the 2011 Census was 4.2% of the economically active working age population, which is lower than rates elsewhere in the South East and the rest of the UK. The borough's close proximity to London, excellent road and rail connections, the ports of Southampton and Portsmouth and the airports of Heathrow, Gatwick and Southampton has also helped its commercial success. Commuting out of the borough to work in other nearby centres such as



Newbury, Reading, or London, is counter-balanced by those commuting into the borough from other parts of Hampshire and surrounding counties. Overall, the borough provides over 87,000 jobs (2012).

- 1.27 However, linked to the good transport connections to London and the rest of the region, there are local concerns about the capacity of the infrastructure. There is a concern amongst residents about the need for improved infrastructure, with a few instances of residential development taking place without delivery of the supporting services for new residents which had been identified at the time the site was allocated.
- 1.28 Basingstoke has a strong and diverse economy with a good balance of business across a range of sectors, including advanced manufacturing and ICT; financial/business services; logistics/distribution and environmental technologies. Employment floorspace in the borough is concentrated within Basingstoke Town at the established employment locations which combined provide approximately 343ha of employment land. However, a number of these employment sites contain premises that are reaching the end of their functional life. Therefore, to maintain a supply of quality employment land and premises of the right quality, type and size, the regeneration and / or redevelopment of these sites for future employment uses is essential.
- 1.29 Basing View is an existing business location in a prime location in close proximity to the town centre, the railway station, bus station and junction 6 of the M3. Basing View is currently run-down, under-utilised and poorly designed. There are also no through routes and limited access into the area. There are a number of vacant buildings, sites and limited supporting facilities which has resulted in reduced pedestrian footfall and lower rentals, which impact upon the character and overall perception of the area. Basing View is recognised as a key asset for the borough and the regeneration of this business district is underway to create a 21st century business park with a mix of supporting uses vital to the commercial future of the town, borough and even the wider area of the Local Enterprise Partnership (LEP). Progress on Basing View to date has included the demolition of redundant buildings, creation of a strategic partnership to deliver the scheme and progress on bringing forward important sites, such as proposals for Gresley Road to facilitate a new training facility for Network Rail.
- 1.30 Basingstoke and Deane does not exist in isolation from its neighbours (the borough shares its boundary with five other districts) or areas further afield. There is not only economic movement between the districts in terms of commuting across the borders to work, but communities close to the district boundaries utilise some of the borough's services, and vice versa, and residents are in some cases reliant upon neighbouring areas for access to higher order services, highlighting the complex cross boundary issues that exist.
- 1.31 For example, local residents rely upon the towns of Newbury to the north, Andover to the west and Hook to the east for higher order services including retail and education. Whilst the borough does not immediately adjoin the administrative boundary of Reading Borough Council, there is significant economic movement



between authorities. Reading is also a retail destination for residents of the borough, with good transport connections between the main settlements of Basingstoke and Reading.

- 1.32 In terms of housing, people also migrate to and from neighbouring districts, the wider South East and London. However, the borough's housing market is significantly self-contained. Overall, the rural areas of the borough show self-containment levels of at least 70%, many higher than 90%. Basingstoke town itself shows 87% self-containment, meaning that a high proportion of people move homes within the Basingstoke and Deane administrative boundaries.
- 1.33 The Local Plan needs to take account of the wider challenges, issues and opportunities affecting neighbouring areas as well as the wider region. This includes such issues as the impact of commuting on the area's strategic transport network and other cross boundary issues such as ensuring the quality of the area's rivers.



## 2. 2029 Vision and Objectives

### Introduction

- 2.1 We need to be clear about what sort of place we want Basingstoke and Deane to be by 2029 and beyond and how to achieve this.

### 2029 Vision

- 2.2 The shared Vision set out below has been developed in conjunction with the Basingstoke Area Strategic Partnership (BASP), which represents a number of partner bodies, working towards the same overall aim of improving the quality of life for the benefit of everyone living and working in the borough of Basingstoke and Deane. The Vision was prepared through detailed discussions with partners and the community to represent the type of place that the borough should be in the future.
- 2.3 The Vision for the Local Plan is shared with the Sustainable Community Strategy and the Council Plan and clearly establishes the direction of travel for both the council, through the Local Plan, but also through the work of our partners.

### 2029 Vision Statement

- 2.4 In 2029 Basingstoke and Deane's people, communities and businesses will be flourishing - enjoying an excellent quality of life and environment, which has been improved through well planned growth that draws on our strengths and secures vital improvements.
- 2.5 Regenerating our towns and estates, and enriching the character and vitality of our villages and outstanding countryside will support Basingstoke as a major vibrant centre, leading North Hampshire and fulfilling an influential role in the region.

### A prosperous and thriving place – where:

- a regenerated state of the art Basing View, along with easy transport connections attract a range of new business to the town
- links with higher education stimulate innovative business growth
- a strong learning culture encourages young people to aim high and achieve more
- residents can readily improve their skills and play their part in and benefit from the area's prosperity.

### A connected and vibrant place – where:

- we create inviting places and communities where people want to live, feel they belong, and it is easy to meet everyday needs
- we feel and are safe, active, and healthy, and we look out for the needs of the most vulnerable, so that no one is left isolated
- people can connect, enjoy their lives, and get involved, creating a strong community spirit



- new homes meet local needs, and bring improved and new local facilities.

### **An environmentally responsible and distinctive place – where:**

- we live and work in harmony with the natural elements and systems on which we depend, and are responding to the challenge of climate change
- the local built and natural environments are in tune and continue to provide opportunities for the economy and people's enjoyment; they are well managed to provide for the future
- we enrich the different characters of and links between towns, villages and the countryside, in the way we plan, such as the North Wessex Downs Area of Outstanding Natural Beauty and the River Loddon area
- we insist on the highest quality design and environmental standards to demonstrate pride in our place.

### **Summary of Issues to Address**

2.6 In order to achieve the adopted Vision, it is necessary to recognise that the borough has a number of issues that need to be addressed. These key drivers of change are outlined below and have been identified through consultation with our communities and in light of the evidence base.

- A growing population, with births exceeding deaths by 900 per year (1,200 per annum in 2011/12, projected to reduce gradually to about 600 per annum by 2029).
- An ageing population, with the increase in those aged over 65 forecast to increase by more than 16,600 (about 66% of the overall population increase) over the period 2011 to 2029 (from 2010-based SNPP).
- Gradually falling household sizes, with the average household size declining by about 0.05 persons between 2011 and 2029.
- The scope to accommodate approximately 4,300 dwellings in the plan period on sites with planning permission or suitable brownfield sites with development potential (April 2012).
- Affordability issues, with owner/occupation, even at lower quartile house prices, financially out of reach for households on low incomes. Housing affordability, including rented accommodation, is likely to be a significant issue for single people. Without Housing Benefit, even rents towards the lower end of the scale (around 30% of market) for 2, 3 and 4 bed properties may be unaffordable for family households in housing need (CLG and BDBC October 2011).
- Over 6,900 households in Bands 1 - 4 on the Housing Register in March 2013.
- The need to regenerate parts of older residential housing areas, associated with the town's rapid expansion in the 1960s and 70s.
- The need to conserve and enhance the character of the borough's high quality natural and historic environment, in light of pressures for growth and change.
- Attainment levels at primary schools up to Key Stage 2 is 3% higher than the county average, with comparable educational attainment levels at GCSE level



to the national average. However, attainment levels range considerably across the borough.

- The need to ensure that the current diverse local economy is able to grow and develop in the future to maintain prosperity through the provision and protection of employment sites and premises that meet the needs of both established businesses and inward investors.
- The regeneration and/or redevelopment of existing employment areas for new employment uses (such as Basing View) and the need to allocate a new employment site to meet the needs of the storage and distribution sector.
- The scope to take advantage of the opportunities provided by 'sustainable economic growth', in addition to a continued trend for greater working from home in service based sectors.
- Generally healthy and vibrant town and district centres but with some requirement for further 'non-food' retail floorspace up to 2029, and a limited need for additional 'food' floorspace.
- A shortage of mid-week overnight hotel accommodation in Basingstoke Town, despite a general oversupply at weekends.
- Changing needs for future leisure and recreation provision in light of changing demographics and lifestyles.
- Traffic and congestion issues at key 'hot spots' in Basingstoke during the peak periods, despite there being a generally good road network with capacity at other times.
- The need to ensure that the borough remains well-connected, with good access by road and rail across the region and to the main airports and ports.
- The issue of broadband/telecommunications difficulties in many parts of the borough.
- The need to improve access to public transport networks. There is relatively limited public transport availability in many parts of the borough, particularly the more remote rural areas, which limits accessibility to facilities and services for residents.
- The need to support improvements to the sewerage infrastructure.
- The relatively high level of carbon dioxide emission per capita when compared to the South East England regional and national average.
- The need to protect, manage and improve the quality of the borough's water environment, in light of growth pressures and given that some of the borough's water bodies do not meet good status under the Water Framework Directive.
- Around 3% of the borough being within the floodplain and much of the borough being underlain by chalk aquifers, increasing susceptibility to ground water and surface water flooding.
- The uneven distribution of the borough's green infrastructure resources and the need to ensure that the benefits of green spaces are realised through improved accessibility, better linkages, improved management and the provision of new green spaces.
- The need to manage population growth in the inner consultation zone surrounding the Atomic Weapons Establishment/Detailed Emergency Planning Zone (DEPZ) in Aldermaston and the subsequent implications for growth in Tadley.



- Important landscapes and biodiversity assets across the borough which need protection, and enhancement.
- The requirement for further cemetery space over the life of the plan.

2.7 The Local Plan and other documents prepared by the council and partners seek to address these issues through a range of approaches. In terms of the Local Plan, some of these may be facilitated through more detailed documents, such as further Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) to be prepared following the adoption of the Local Plan.

### Objectives

2.8 The following objectives have been prepared to address the identified issues and to help to deliver the Vision. These objectives also reflect the outcomes from consultation with residents and stakeholders as specific points to improve on in the future. It should be noted that some of these objectives will be directly delivered by the Local Plan, and that some will be facilitated by the Local Plan through the work of our partners.

#### Prosperous and thriving

- a) Maintain and enhance the borough's position as a prosperous economic centre with a diverse economy by supporting a range of employment sectors through the availability of employment land and premises of the right quality, type, location and size. This will be delivered through the protection and regeneration and/or redevelopment of the established strategic employment areas (such as Basing View) and the allocation of a new employment sites through a future DPD.
- b) Reduce the need to travel, providing sustainable and fully accessible transport opportunities, and promoting walking and cycling across the borough. Work in partnership to address issues around junction 6 of the M3 and the delivery of strategic transport infrastructure.
- c) Facilitate a well-educated and highly skilled local population and workforce with strong connections to the local business community and opportunities to access high quality education and jobs with lifelong learning for all.
- d) Strengthen Basingstoke Town Centre's role as a destination of choice, for residents, workers and those living outside the borough for retail, culture and leisure. Progress the Central Area Vision and the new Town Centre Programme to achieve a well-connected, vibrant and attractive town centre, while supporting a distinctive cultural and historic area at the Top of the Town.
- e) Promote a thriving rural economy with a network of vibrant towns and villages which provide homes, services, jobs and infrastructure to respond to the needs and aspirations of local communities.



### Connected and vibrant

- f) Focus the provision for new housing and supporting infrastructure within a number of development sites around Basingstoke town, with local level housing provision in our other main settlements, and homes which respond to local needs in smaller settlements.
- g) Ensure that infrastructure is planned for prior to development and delivered alongside development to meet the changing needs of our residents and employers, including the broader infrastructure needs of an increasingly ageing population. This will include the provision of flexible accommodation that responds to varying needs and supports mixed and inclusive communities with the opportunity for social interaction.
- h) Provide new housing which incorporates a mix of tenure, size and type to meet the borough's needs and enable accommodation for all, including older people and downsizers, smaller households, families, and resident gypsy and travellers.
- i) Promote and support successful regeneration and renewal schemes to improve social, built and natural environments, and improve housing and employment areas of poor quality. This will be delivered through a partnership approach and close working with local communities and businesses to address existing pockets of deprivation and reduce inequalities at a neighbourhood level.
- j) Promote healthy lifestyles by maintaining and enhancing the quality and value of community, health, cultural, leisure and recreational facilities and open spaces that support and provide opportunities for participation in social and physical activity in local communities and good access to health services.

### Environmentally responsible and distinctive

- k) Minimise our contribution to climate change and its effects through more efficient use of energy and natural resources and increased use of renewable and low carbon energy infrastructure, as well as mitigating and adapting to climate change.
- l) Ensure high quality and locally distinctive design which responds to local character to create inclusive, well connected and safe neighbourhoods by reducing the fear of crime and anti-social behaviour.
- m) Conserve, manage and monitor the borough's waterways, reducing the risk of flooding and consequences of pollution through partnership working, active flood management and appropriate mitigation approaches.
- n) Protect and enhance the borough's biodiversity and the locally distinctive character of our priority habitats and landscapes, such as the North Wessex



Downs AONB, through protection, partnership working, conservation and active management.

- o) Proactively manage the borough's rich historic and built environment to protect and enhance its quality and distinctiveness while accommodating change. This highly varied resource ranges from conservation areas, to listed buildings including the large country houses to numerous brick, flint and timber framed farm buildings and cottages distinctive of our rural areas.

- 2.9 The table below outlines which Local Plan policies will help to deliver or facilitate each objective.

[Table 1 – Policies to deliver the Objectives](#)

Objective Reference	Local Plan Policy
A (sustainable growth)	SD1, SS8, EP1, EP2, EP3, EP4
B (sustainable transport)	SS11, CN6, CN9, EP4
C (education/skills)	CN6, CN7,
D (attractiveness to workers, residents and visitors)	CN7, CN8, EM5, EM10, EP1, EP3
E (thriving rural economy)	SS6, CN2, CN7, EP4, EP5
F (new homes and infrastructure)	SS1, SS3, SS4, SS5, SS6
G (delivery of infrastructure)	SS3, CN1, CN3, CN6, CN7, CN8
H (housing mix)	CN1, CN2, CN3, CN4, CN5, EM10
I (regeneration)	SS2, SS8, EM10
J (healthy lifestyles)	SS9, CN7, CN8,
K (sustainable energy use)	EM8, EM9, EM10
L (high quality design)	EM1, EM2, EM10
M (water and flooding)	EM6, EM7, EM9, EM12
N (biodiversity)	EM1, EM3, EM4, EM5
O (historic environment)	EM1, EM10, EM11

- 2.10 There are also other delivery mechanisms that may be outside of the direct scope of the Local Plan. Relevant documents are included in the review of policies, plans, programmes and strategies which is summarised in Appendix 1 of the Sustainability Appraisal.



### 3. The Spatial Strategy - between now and 2029

- 3.1 The aim of the Local Plan is to provide the framework to deliver housing that meets the needs of our growing and changing population, seeking to achieve housing that will be affordable, well designed and built to high environmental standards. Development will feel safe and inclusive and be located to maintain and develop sustainable communities. New homes will be built in and around the edge of the borough's main settlements, focusing growth primarily around Basingstoke and the larger settlements of Whitchurch, Overton, Bramley, Kingsclere and Oakley. The growth of Tadley is constrained given its location within the inner consultation zone of the Atomic Weapons Establishment (Policy SS7 refers) and, as such, the needs arising here will be met elsewhere in the borough.
- 3.2 The Local Plan will direct new development to previously developed sites first and encourage regeneration whilst also delivering new and sustainable communities around the borough's main settlements. Our partnership approach to regeneration will continue to deliver new high quality homes in those areas built during the time of the town's expansion. Over the life of the plan we will seek to improve parts of the borough where housing stock is of a poor quality or the general social or physical environments of an area could be improved. Such developments will contribute towards meeting housing need and raising the living standards of our residents. Development should seek to enhance both the general environment and help engender a feeling of pride through the improvement of residents' quality of life. Homes will be delivered to respond to the needs of our community including meeting the needs of our ageing population, facilitating downsizing and providing an opportunity for our residents to get on the housing ladder.
- 3.3 The Local Plan supports neighbourhood planning and provides the framework for the development of neighbourhood plans and orders, including community right to build. This approach enables local communities to have a greater say in shaping and managing development within their local area.
- 3.4 Our employment areas will continue to host a wide variety of diverse businesses that will support and strengthen the local economy in rural and urban areas, maintaining and enhancing economic prosperity. A key ambition of the Local Plan is to support the regeneration or redevelopment of established employment sites for future employment uses. The regeneration of Basing View will result in the creation of a 21st century business location in the centre of Basingstoke. Growth in the local economy will be predominantly through 'sustainable economic growth' that will increase economic activity, enhance local skills and productivity levels and ensure a more efficient use of employment land and sites. The council will encourage initiatives that support the wider economy in North Hampshire and in the wider area covered by Enterprise M3 LEP.
- 3.5 The rural economy will be supported and strengthened to ensure appropriate rural businesses continue to prosper and grow. The focus in rural areas will be to provide



support to new and existing businesses and work flexibly to meet changing needs - facilitating diversification where appropriate. The ambitions of rural communities will be supported where proposals are in line with strategic policies and where proposals seek to enhance the quality of life of the community.

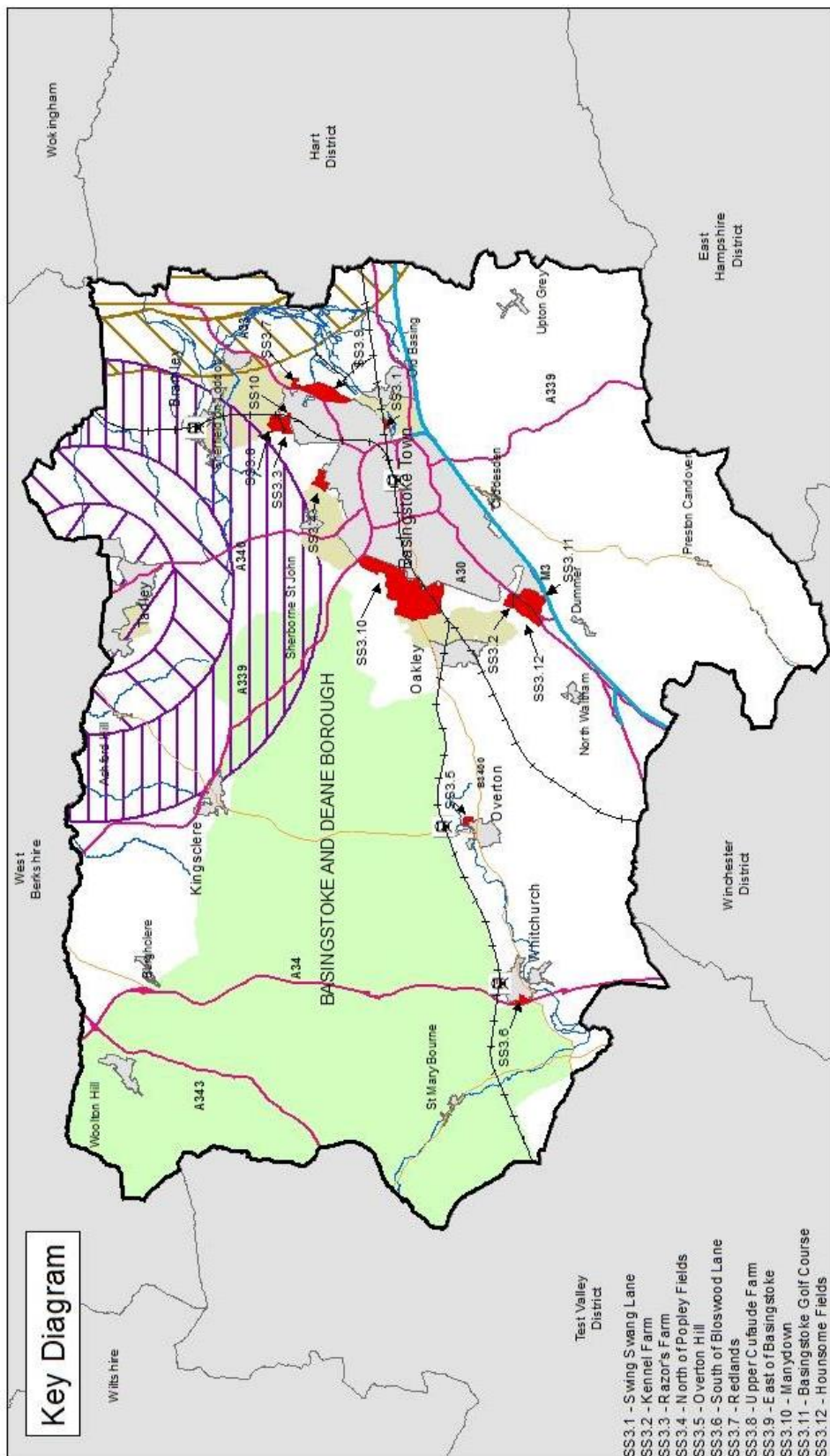
- 3.6 We will conserve and enhance the borough's environmental, biodiversity and heritage assets and ensure new development is of a high standard that enhances the character of the borough and respects the environment and the quality of the landscape, including designated areas such as Areas of Outstanding Natural Beauty. Development will be located to maintain the integrity of settlements and prevent their coalescence. The impact of new development on our water bodies (including the River Loddon and the River Test) will be monitored closely and possible damage to these environments will be limited through careful phasing of residential development. This approach will ensure that where ever possible we improve the quality of the environment for residents and visitors.
- 3.7 All the additional infrastructure and services required to serve any new development will be provided. Provision of infrastructure is critical to ensure our residents and businesses have good access to high quality services and facilities in order to ensure prosperity and a high quality of life over the period of the plan. New infrastructure will be provided to serve new development when it is required. This will include the provision of all forms of infrastructure from utilities provision, such as broadband and water supply, transport and strategic forms of infrastructure such as improvements to Black Dam junction as well as local services such as community facilities. In respect of transport, new development will be well connected, support opportunities for a range of transport options and improve existing infrastructure, ensuring local congestion issues are managed and where possible the need to travel is reduced.
- 3.8 Basingstoke town centre and the district centres at Brighton Hill, Chineham, Overton, Tadley and Whitchurch, together with smaller local centres such as Kingsclere and Bramley will continue to act as the key focus for shopping and other town and village centre uses. These places will play a significant role in maintaining and enhancing the prosperity of the borough. As the largest centre, Basingstoke will continue to be the main focus for new retail development and a key location for leisure and entertainment uses. The aim is to create a well-connected town centre with easier and more convenient links between its different parts so that there can be greater synergy between the various activities, venues and attractions that are found across the central area; including providing support to the borough's Purple Flag awarded night-time economy. Improving the character and vitality of the centre will enhance the overall feel of the town. This approach will complement the centre's role as a destination in the wider North Hampshire area and improved links with Basing View will support the business function of this area. The borough will support the retention of existing, and provision of new, local shopping facilities that are essential to supporting local communities and their day-to-day needs, recognising the role and function of local services and the areas they serve.
- 3.9 The borough has a good range of green infrastructure assets, ranging from Green Flag awarded parks in the heart of Basingstoke to some of the country's most



precious wildlife habitats as well as an extensive network of public rights of way and publicly accessible countryside. This is reflected in the high value given to this resource by residents and visitors to the borough. However, the types of green infrastructure and their benefits are not evenly distributed throughout the borough and the maximum benefits are not always realised for reasons such as accessibility, lack of awareness, poor linkages or under management. There are also external pressures including recent trends in biodiversity loss and additional demands caused by future housing growth. These trends have the potential to reduce the value of the area's green infrastructure resource over the period of the Local Plan if active measures are not taken.

- 3.10 The Local Plan sets the framework for protecting, maintaining and enhancing the borough's green infrastructure network, the countryside and biodiversity to ensure residents and visitors alike continue to enjoy outdoor activities that promote health and well-being and that these assets are protected for their own sake. This includes protecting existing areas of open space which are highly valued by the community, restricting further fragmentation of the green infrastructure network and improving linkages between spaces, encouraging further access to the countryside and providing new high quality spaces in association with new development to meet growing and changing needs.
- 3.11 Climate change mitigation and adaption and minimising carbon emissions will be key for the future success of the borough; our approach will therefore embrace cleaner and smarter growth that focuses on productivity gains which do not compromise the quality of the environment.
- 3.12 The support for, and provision of, high quality education and health facilities will continue in the borough given the importance of these services to the local economy and the success and quality of life of our population. Over the Local Plan period, working in conjunction with health and education providers, the council will work to ensure continuing improvement to these services to ensure they will continue to support a healthy population that increases opportunities for residents to enjoy a fulfilling life into older age.
- 3.13 Cultural and leisure facilities will be protected and enhanced, meeting the needs of residents and encouraging additional visitors to the borough by offering new and exciting leisure opportunities; this will help protect such services and ensure their long term retention. The Leisure Park in Basingstoke will continue to be a focus for major new leisure facilities for the borough and the potential for different types of private and public sector leisure uses will be supported.
- 3.14 The council's spatial strategy is shown on the Key Diagram.

Local Plan Key Diagram



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- Key**
- Site allocation
  - Plan Area Boundary
  - Settlements
  - Motorway
  - A Road
  - B Road
  - Railway Station
  - Rail Network
  - AWE 3km (inner zone)
  - AWE 5km (middle zone)
  - AWE 8km (outer zone)
  - SPA 5km buffer zone
  - SPA 7km buffer zone
  - North Wessex Downs Area of Outstanding Natural Beauty
  - Rivers
  - Proposed Strategic Gap



## 4. Delivery of the strategy

4.1 The spatial strategy outlined in section 3 will primarily be delivered through a series of policies which describe where, how much and when the majority of development will take place in the borough up to 2029. This includes the allocation of specific sites for housing, employment, leisure and new infrastructure, in addition to a number of detailed development management policies outlined in section 5 which will guide future development.

### Sustainable Development

4.2 The Local Plan has been prepared in accordance with the National Planning Policy Framework (NPPF). The NPPF states that the principal purpose of the planning system is to achieve sustainable development.

4.3 The policies in this Plan combine to deliver a positive approach in favour of sustainable development. Proposals that are sustainable and which accord with the policies in the NPPF and the Local Plan will be approved without delay.

### **Policy SD1 – Presumption in favour of sustainable development**

When considering development proposals the council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.



### Housing Delivery

- 4.4 The strategy for future housing delivery seeks to deliver the vision and objectives for the borough, and has been shaped through analysis of the evidence base, consultation, and the sustainability appraisal of options and policies. The Local Plan focuses development on previously developed land in the first instance and supports the regeneration of existing communities, where appropriate.
- 4.5 It is fundamental that the Local Plan provides a framework for the delivery of appropriate housing sites over the course of the plan period, in order to ensure that needs are met. This must establish a process through which sites can be considered, such that timely development is brought forward, and that housing markets can be served, as well as ensuring that the supporting infrastructure is provided in conjunction with development.
- 4.6 Relevant policies of the Plan seek to maintain a network of sustainable towns and villages, meeting the needs of communities while protecting and enhancing the environmental assets of the borough. It reflects the existing and future role and function of settlements across the borough by focusing new development in and around the edge of the borough's main settlements, focusing primarily around Basingstoke and the larger settlements of Whitchurch, Overton, Bramley, Kingsclere and Oakley. To maintain an effective emergency plan in relation to the Atomic Weapons Establishment (AWE), no strategic allocations for development within or around Tadley are proposed (Policy SS7 refers). The strategy includes the development of four major new housing areas to the west, east, north east and south west of Basingstoke, each of which will provide opportunities to create the high quality neighbourhoods of the future, supported by the necessary infrastructure to meet the needs to existing and of future residents.

**Policies within this chapter will set the framework for achieving the following objectives: A (sustainable growth); B (sustainable transport); E (thriving rural economy); F (new homes and infrastructure); G (delivery of infrastructure); H (housing mix); I (regeneration); J (healthy lifestyle); K (sustainable energy use); L (high quality design); N (biodiversity).**

### Housing Target

- 4.7 A local housing figure of 850 units per annum over the plan period has been established through a combination of technical studies which form part of the evidence base for the Local Plan. These include the Strategic Housing Market Assessment (2015), and the Sustainability Appraisal which tested a range of housing numbers and the implications of each on social, economic and environmental factors. The Council has also consulted with local communities in 2010 to understand their aspiration on future housing provision. The local housing figure meets the borough's 'objectively assessed need'.
- 4.8 The target has been formulated by taking into account the following demographic factors:



- natural change resulting from births and
  - net migration, including those moving into and out of the area from other parts of the UK and overseas, and
  - average household size, to reflect the way in which the population forms into households (i.e. the needs created from a reduction in the average household size).
- 4.9 Against the backdrop of the demographic factors, implications of the housing requirement on the local economy and labour market have been considered, to ensure that there would be no unintended adverse consequences on the local economy. This took into account the aspirations for the borough's economy over the plan period which is to achieve growth in population and prosperity whilst minimising the impact on the environment, for example through raising productivity and encouraging sustainable business practices (such as increased remote working). This assessment concluded that delivering 850 homes per annum would help to support an increase in the region of 8,100-12,600 jobs over the 2011-2029 period.
- 4.10 The housing delivery target has also been informed by the borough's affordable housing needs, and the consideration of whether there is unmet need in other Local Authority areas.
- 4.11 The council recognises the constraints on growth imposed by the existing infrastructure of the borough. In particular, our natural increase in population will increase treated effluent discharges from the sewage treatment works at Chineham into the River Loddon, which is currently failing to meet 'good' status under the Water Framework Directive. The treatment works are using the best available technology and, as such there is no way of preventing this increase which is potentially damaging to the biodiversity of the river. In response to this the increase in these discharges needs to be carefully monitored, whilst at the same time being consistent with the requirement to meet objectively assessed housing need. The outcomes of trials may result in the implementation of new technologies for treatment works in the future and this position, and its potential impacts, will also be monitored.
- 4.12 The strategy for the distribution of development in the borough and the allocation of sites, has been informed by the components of the borough's existing land supply, this information has enabled us to calculate the amount of development needed on sites to meet the borough's locally determined housing requirements which the following table sets out:

**Table 2: Components of Housing Land Supply 2011 – 2029 as at April 2015**

<b>Number of Homes Required to be Built: 850 x 18 years</b>	<b>15,300</b>
<b>Homes Built (Completions) in 2011 - 2014</b>	<b>1,951</b>
<b>What is currently available in the future (supply)</b>	
• Sites <sup>1</sup> with planning permission	4,668
• Small site windfall	550
• Urban/brownfield opportunities <sup>2</sup>	1,323
• Regeneration	200
<b>Total supply</b>	<b>6,741</b>
<b>Remaining requirement to be met through Local Plan allocations</b>	<b>6,608</b>

- 4.13 Taking into account the above, and in addition to the sources of supply listed, there is a need for around 7,600 additional homes to be identified through the Local Plan.

### Housing Distribution

- 4.14 The Local Plan builds on the existing settlement patterns, focusing all forms of development primarily on Basingstoke, including Chineham, followed by appropriate levels of growth in the smaller settlements of Whitchurch, Overton, Bramley, Kingsclere and Oakley. This approach is being followed on the basis that Basingstoke is where the most need arises. Basingstoke is also where the majority of services/facilities are located and can be utilised and improved upon, and is where most opportunities exist for new development and employment. The strategy for growth recognises the level of need across the borough as considered by the Strategic Housing Market Assessment and seeks to respond to the most acute identified need. The level of need has informed the level of growth allocated to the smaller settlements and forms part of the rationale for this approach in conjunction with the population of the settlements, historic growth, available services/facilities, employment opportunities and accessibility. The identified level of growth for each settlement responds to the unique circumstances of the area and has also been developed following consideration of the consultation responses and the evidence base.
- 4.15 The Local Plan supports the principle of developing appropriately located brownfield sites and making the best use of regeneration opportunities in the urban area, while recognising the needs of different housing market areas to meet needs. This approach has enabled the council to manage and control the amount of Greenfield land required to meet growth. The approach set out in the Local Plan will ensure protection of the borough's environmental assets through allocating 0.95% of the borough's Greenfield land for development over the plan period.

<sup>1</sup> A breakdown of sites is provided as a part of the borough's authority housing monitoring. Sites with planning permission include two allocations listed under Policy SS3, namely SS3.2 Kennel Farm (approximately 310 units) and SS3.4 North of Popley (approximately 450) which received planning permission in 2013/14 when the plan was in draft form.

<sup>2</sup> Comprises of opportunity sites from the SHLAA, discounted by 10% for years 5-15, and four sites previously allocated in the Adopted Basingstoke and Deane Borough Local Plan 1996-2011.



### Basingstoke

- 4.16 Basingstoke, including Chineham, is the borough's largest settlement with a population of approximately 104,000 (2011) representing 60% of the borough's population. The town has excellent transport links, being in close proximity to the M3, and a wide variety of available services/facilities with a defined town centre and district centres at Brighton Hill and Chineham offering a range of retail and employment opportunities.
- 4.17 Basingstoke town and the surrounding industrial sites and estates provide around 66,900 jobs (2011), around 80% of all employment in the borough. Unemployment stands at around 2.4% of the working age population (2013).
- 4.18 The town is diverse and is comprised of a number of distinct neighbourhoods, such as Popley and Buckskin, which built up as the town expanded. More recently, the town has seen significant growth, including Chineham and Hatch Warren, with subsequent developments at Beggarwood, Rooksdown and Sherfield Park. These complement the more traditional historic areas of Brookvale, Fairfields and South View, which have been designated as conservation areas. It is vital that future development retains the special character and distinctiveness of the different areas of the town, utilising opportunities to improve upon the character of the area wherever possible.
- 4.19 Given the size of the town, the high level of facilities and services available, including employment opportunities and the level of housing need (in 2013 there were around 5,300 households on the Housing Register in the urban area of the town), the town is the main focus for growth over the plan period. A large proportion of the growth will be delivered through a number of allocations of varying size around the town (as set out in Policy SS3) which will avoid concentrating development in one area. This distribution approach is in line with views from the 'New Homes' consultation which identified that only a small proportion of respondents favoured a single large development on the outskirts of Basingstoke. This approach helps to make best use of available infrastructure capacity spreading development around the town to the north, east and south west with a view to integrating development with the existing built form.

### Whitchurch

- 4.20 Whitchurch is one of the borough's larger settlements with a population of 4,676 (2011, Whitchurch Parish), and approximately 2,140 dwellings, representing 3% of the borough's overall population. Whitchurch is an attractive rural town with a town centre, conservation area and a number of listed buildings. Its unique character will be conserved and enhanced over the plan period. The town is situated in an attractive landscape bordering an Area of Outstanding Natural Beauty to the north and west with the River Test (designated as a SSSI) to the south of the settlement.
- 4.21 The town benefits from a number of key services including a railway station providing links to Basingstoke, Andover and London and bus connections to Basingstoke, Andover and Winchester. The town is situated adjacent to the A34



trunk road which links Whitchurch with Newbury and Winchester. It has both a primary and secondary school and local shops and facilities including a doctors surgery and library. Its town centre is defined in Policy EP3 as a District Centre. The residents of Whitchurch may be dependent on Andover and Basingstoke for higher order services, including main food shopping.

- 4.22 The employment base for the Town focuses on light industrial and the service sector and there are approximately 1,800 employee jobs in Whitchurch Ward. Unemployment in the town has remained low, standing at 1.5% in 2013, lower than the borough average of 1.9%. The Town attracts a significant number of visitors which generates income for the local economy. The Town has accommodated relatively low levels of development in recent years and local housing need stood at 137 households in 2012.
- 4.23 Given the size of the town, the level of facilities and services available and its links to higher order services, in addition to the level of local housing need, a Greenfield allocation (set out in Policy SS3.6) is made to deliver approximately 150 new homes. A further allocation of 200 homes has been made to meet the longer term needs of the town through Policy SS5. These homes will be delivered through mechanisms such as Neighbourhood Planning, in response to the ambitions of the local community which are reflected in Whitchurch Parish becoming a designated area for Neighbourhood Planning purposes in 2013. The Local Plan also allocates a 1 ha site for a station car park to the north of the town (Policy SS11).
- 4.24 General infrastructure constraints including education, the historic road infrastructure which leads to local congestion and sewage treatment will be addressed, where possible, in the site specific policies and through the Infrastructure Delivery Plan (IDP).

### Overton

- 4.25 Overton is a relatively large village to the south west of the borough, having a population in the region of 4,315 (2011, Overton Parish) which represents 2.6% of the borough's population. In 2011 there were 1,885 dwellings in the Parish. Overton is an historic village concentrated around a crossroads on the B3400, with a number of listed buildings and a conservation area. It is situated in an attractive part of the landscape which the River Test (designated as a SSSI) flows through.
- 4.26 The village benefits from a number of key services including a railway station providing links to Basingstoke, Andover and London and bus connections to Basingstoke, Andover and Winchester. It has a primary school and local shops and facilities including a doctor's surgery and library. Its shopping centre is defined in Policy EP3 as a District Centre. The residents of Overton may be dependent on Andover and Basingstoke for higher order services, including main food shopping. The areas of Overton, Laverstoke and Steventon combined provide 2,100 jobs.
- 4.27 Given the size of the village, the level of facilities and services available and its link to higher order services, in addition to the level of local housing need (in 2013 there were 115 households in housing need in the Overton, Laverstoke and Steventon



Ward), a Greenfield allocation (set out in Policy SS3.5) is made to deliver approximately 120 new homes. A further allocation of 150 homes has been made to meet the longer term needs of the village through Policy SS5. These homes will be delivered through mechanisms such as Neighbourhood Planning. Overton Parish became a designated area for Neighbourhood Planning purposes in 2013.

- 4.28 General infrastructure constraints including sewerage infrastructure, the road network and education provision will be addressed, where possible, in the site specific policies and through the IDP.

### Bramley

- 4.29 Bramley is a relatively large village to the north east of Basingstoke town, having a population of 4,233 (2011, Bramley Parish) which comprises 2.5% of the borough's overall population. In 2011 there were 1,662 dwellings in the Parish. From its historic core, which is designated as a conservation area, the village has developed in a predominantly linear fashion, with housing interspersed with areas of open countryside and undeveloped land.
- 4.30 Bramley has some local facilities including a railway station providing access to Basingstoke and Reading and bus connections to Basingstoke. It has a primary school, local shop, public house and community facilities. Residents of surrounding villages may rely on these local services for day to day needs whilst the residents of Bramley may be dependent on Basingstoke for higher order services, including main food shopping. There are around 1,300 employee jobs in Bramley and Sheffield Ward. Unemployment is low (1% of the working age population compared to the borough average of 1.9% (2013).
- 4.31 Given the size of the village, the level of facilities and services available, and the level of local housing need (in 2013 there were 72 households in housing need in the parish) an allocation of 200 homes has been made to meet the needs of the village through Policy SS5 (Neighbourhood Planning). This approach recognises the strength of local discontent with recent development in the village and allows the local community to identify a locally supported approach to accommodating growth rather than allocating a specific site. Homes will therefore be delivered through mechanisms such as Neighbourhood Planning, and Bramley Parish became a designated area for Neighbourhood Planning purposes in 2013.
- 4.32 Development could be brought forward on multiple sites or on one phased site to ensure proposals respond positively to the character of the area and help create a more integrated community. This approach will ensure Bramley grows more organically, creating an integrated community that responds to the needs of the area.



### Kingsclere

- 4.33 Kingsclere is a historic village located towards the north of the borough with a population of 3,163 (2011, Kingsclere Parish), which represents nearly 2% of the borough's population. In 2011 there were 1,457 dwellings in the Parish. The village is adjacent to the A339 Newbury Road, which forms a hard northern boundary. It is situated in attractive countryside, lying at the junction between the chalkland landscape to the south and the clay landscape to the north. The land to the south of the village is designated as an Area of Outstanding Natural Beauty whilst the historic core of the village is designated as a conservation area. Due to the physical characteristics of the village, it is relatively constrained in terms of accommodating future growth.
- 4.34 The village supports a range of local facilities including a primary school, community facilities and some limited employment opportunities, and the shopping centre is designated as a local centre under Policy EP3. There is currently an hourly bus service between Newbury and Basingstoke. Residents of surrounding villages may rely on Kingsclere's local services for day to day needs whilst the residents of Kingsclere may be dependent on neighbouring towns for higher order services, including main food shopping. Unemployment is low at 1% of the working age population compared to the borough average of 1.9%. There are around 1,600 jobs in Kingsclere Ward. In 2013 there were 93 households on the Housing Register in Kingsclere, a level which has remained static in recent years.
- 4.35 Given the size of the village, the more limited facilities and services available, and the settlement's physical constraints, an allocation of 50 homes has been made in Policy SS5 (Neighbourhood Planning) for the plan period. New development will respect the character and appearance of the village allowing for limited growth that will sustain the existing service provision and help to meet local housing needs. Homes will be delivered through mechanisms such as Neighbourhood Planning, in response to the ambitions of the local community which are reflected in Kingsclere Parish becoming a designated area for Neighbourhood Planning purposes in 2013.

### Oakley

- 4.36 Oakley is a relatively large, compact village located to the west of Basingstoke, to the south of the B3400. It has a population of 5,086 (2011, Oakley Parish) comprising 3% of the borough's overall population. In 2011 there were around 2,165 dwellings in Oakley Parish. The village, which comprises primarily post war housing, has a historic core with a number of listed buildings and a conservation area.
- 4.37 Oakley has a range of local facilities, including a primary school, local shops, a doctors' surgery and is served by regular buses providing connections to Basingstoke, Andover and Winchester. The Ward of Oakley and North Waltham provides around 1,500 jobs. Unemployment is low at 0.9% of the working age population (May 2013) compared to the borough average of 1.9%.
- 4.38 Given the size and population of the village, the presence of some local services, and the relatively high level of local housing need (in 2013 there were 425



households in housing need in Oakley and North Waltham), an allocation of 150 homes has been made to meet the needs of the village through Policy SS5. This approach also reflects the relatively modest level of growth in the village compared to other settlements over the last 10 years. Homes will be delivered through mechanisms such as Neighbourhood Planning, in response to the ambitions of the local community which are reflected in Oakley Parish becoming a designated area for Neighbourhood Planning purposes in 2013.

### Other settlements

- 4.39 A key approach of the Local Plan is for local communities to manage their environment through the provision of neighbourhood plans and orders, including community right to build orders. Neighbourhood Plans, where proposed will set out where housing will be developed, in addition to other forms of development to meet local needs. These plans will need to sit within the context of the Local Plan. As outlined in Policy SS5, an additional 150 homes are expected to be delivered through Neighbourhood Planning across the borough, and a number of areas have been designated for neighbourhood planning purposes in parishes outside of those where specific number allocations have been made.
- 4.40 In addition to Neighbourhood Planning, appropriate housing development within existing Settlement Policy Boundaries will enable infill development to take place. A future review of Settlement Policy Boundaries will be undertaken as part of a subsequent Development Plan Document which will facilitate the provision of small scale housing in appropriate locations. The Local Plan also seeks to support appropriate development in our smaller settlements to which criteria based Policy SS6 relates to enable the on-going sustainability of these settlements and to aid the delivery of appropriate housing at the local level.



## Housing Delivery Policies

### **Policy SS1 - Scale and Distribution of New Housing**

Within the period 2011 – 2029, the Local Plan will make provision to meet 15,300 dwellings and associated infrastructure.

This will be provided by:

- a) Permitting development and redevelopment within the defined Settlement Policy Boundaries, which contribute to social, economic and environmental well-being; Sites outside of defined Settlement Policy Boundaries will be considered to lie in the countryside;
- b) Supporting regeneration in line with Policy SS2;
- c) Resisting developments that involve a net loss of housing, unless it can be demonstrated that the benefits outweigh the harm;
- d) Allocating the Greenfield sites set out in Policy SS3 to provide approximately 7705 dwellings over the plan period;
- e) Supporting the delivery of new homes through Neighbourhood Planning, in line with Policy SS5; and
- f) Permitting exception sites located outside of defined Settlement Policy Boundaries where it meets criteria set out in the other policies in the plan or it is essential for the proposal to be located in the countryside.

Settlement Policy Boundaries will be reviewed through a future Development Plan Document.

- 4.41 Policy SS1 outlines the local strategy for housing delivery, supporting development on appropriate brownfield sites and within Settlement Policy Boundaries as defined on the Policies Map. It sets the framework for the following policies which provide more details on the components to be delivered.

### **Implementation and Monitoring**

The policy will be implemented by:

- the determination of planning applications.

The policy will be monitored by:

- annual monitoring of all housing completions including the number of units (and where there is a net loss) and the location of the houses, through the Authority Monitoring Report.



### **Policy SS2 – Regeneration**

Regeneration proposals, including within the priority areas of Buckskin, South Ham and Norden (indicatively illustrated on Figure 1 below), will be supported where they would result in a demonstrable benefit to the local community.

The preparation of proposals will require full involvement and consultation with the affected local communities. A masterplan or development brief should be prepared demonstrating that proposals will positively support and complement the comprehensive wider development of the area.

- 4.42 A Strategic Approach to Regeneration has been prepared by the council in liaison with the main local registered providers, to identify priority areas for the regeneration of residential areas in the borough. This has taken into account issues such as tenure and ownership, indices of deprivation, crime and disorder, and character of an area in order to highlight those areas where resources should be focussed.
- 4.43 The areas of Buckskin, South Ham and Norden have been identified as a priority for regeneration. The initial identification of these three neighbourhoods does not preclude other regeneration opportunities in other areas being brought forward. Regeneration can be delivered through the redevelopment and remodelling of local neighbourhoods and areas, the refurbishment of existing properties, environmental improvements, the provision of high quality, useable open space and the provision of improved local facilities. Schemes must result in improvements in residents' overall quality of life and the local environment. Masterplans or development briefs should be prepared for larger scale proposals. Where masterplans or development briefs<sup>3</sup> are required they should be developed in full consultation with the local communities affected, and should not negatively impact upon wider, comprehensive development which may be forthcoming in the area.
- 4.44 Whilst regeneration schemes generally result in the increased provision of residential units, it is acknowledged that this is not always the case, depending on the characteristics of the site and the details of the proposal. However, based upon previous experience of regeneration schemes in the borough, additional homes can be provided on suitable individual schemes and a figure of 200 net additional dwellings, provided through regeneration opportunities, has been identified as being achievable in the plan period. This will be delivered through further close working with all those involved in the regeneration process including officers throughout the council, registered providers, the Homes and Communities Agency (HCA) and the local community (including pursuant to the Community Right to Build) to deliver successful regeneration schemes. By working closely with registered providers, the council is able to ensure consultation opportunities are built into the overall regeneration programme, thereby ensuring the community is fully engaged and is able to input into a project from an early stage.

<sup>3</sup> Appendix 5 sets out the detailed requirements to be satisfied when preparing Masterplans and Development Briefs.

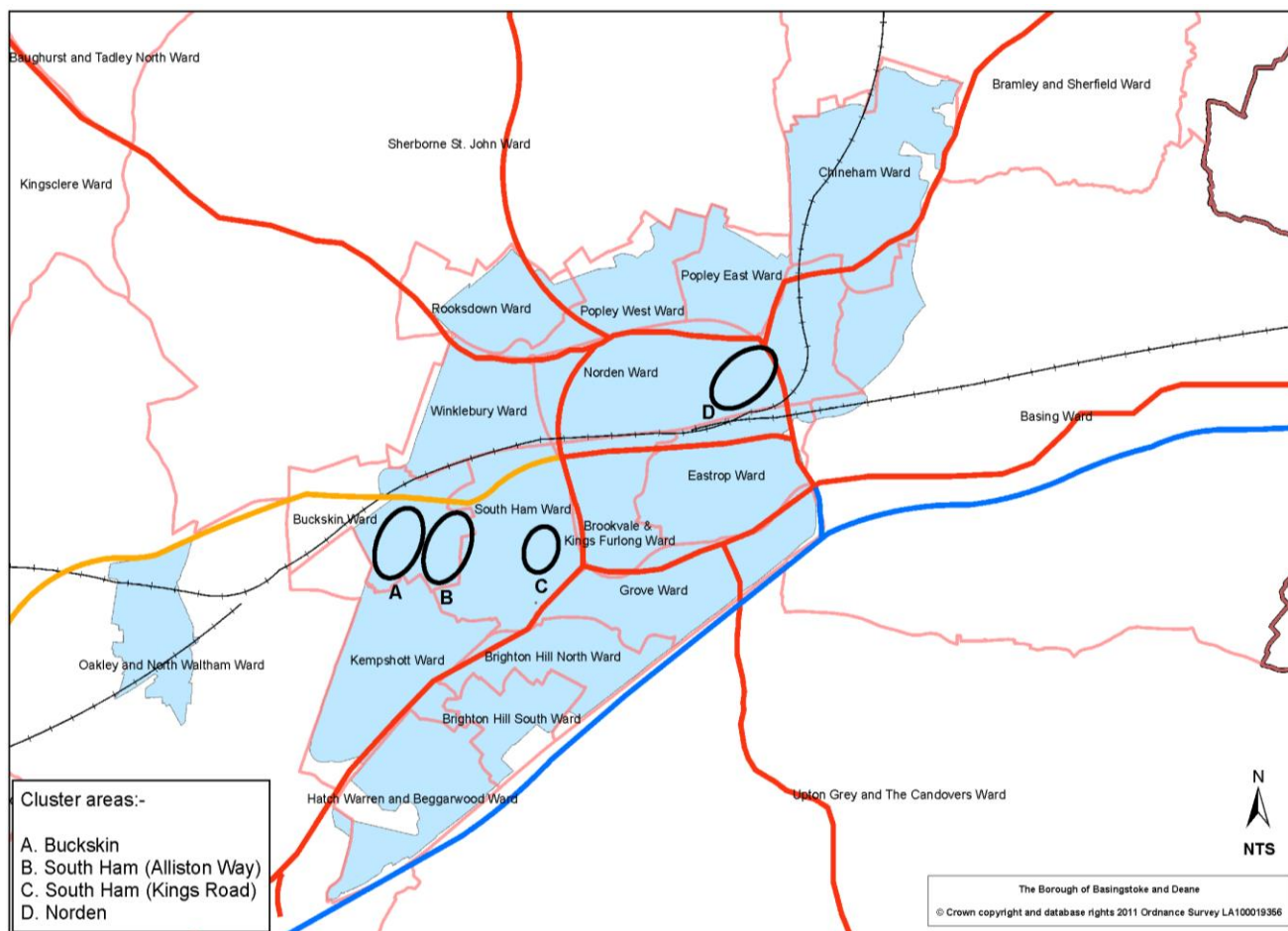


Figure 1 – Priority regeneration areas in Basingstoke town

### Implementation and Monitoring

The policy will be implemented by:

- partnership working with local communities and relevant registered providers to bring forward proposals, and
- the determination of planning applications.

The policy will be monitored by:

- annual monitoring of housing completions, and
- the monitoring framework set out in the Neighbourhood Renewal Strategy.



**Policy SS3 – Greenfield Site Allocations**

In bringing forward development on the allocated sites listed below, it will be a requirement to ensure that the necessary infrastructure is provided at a rate and scale to meet the needs that arise from that development, in accordance with both the Infrastructure Delivery Plan and through conformity with the appropriate standards, as summarised in Appendix 4.

Development on the sites is expected to come forward through the preparation of a masterplan or development brief where appropriate, prepared in partnership with the landowner and with consultation involving the local community, to be approved by the council prior to the submission of a planning application<sup>4</sup>. Where two or more sites are adjacent to each other, masterplanning should be undertaken jointly.

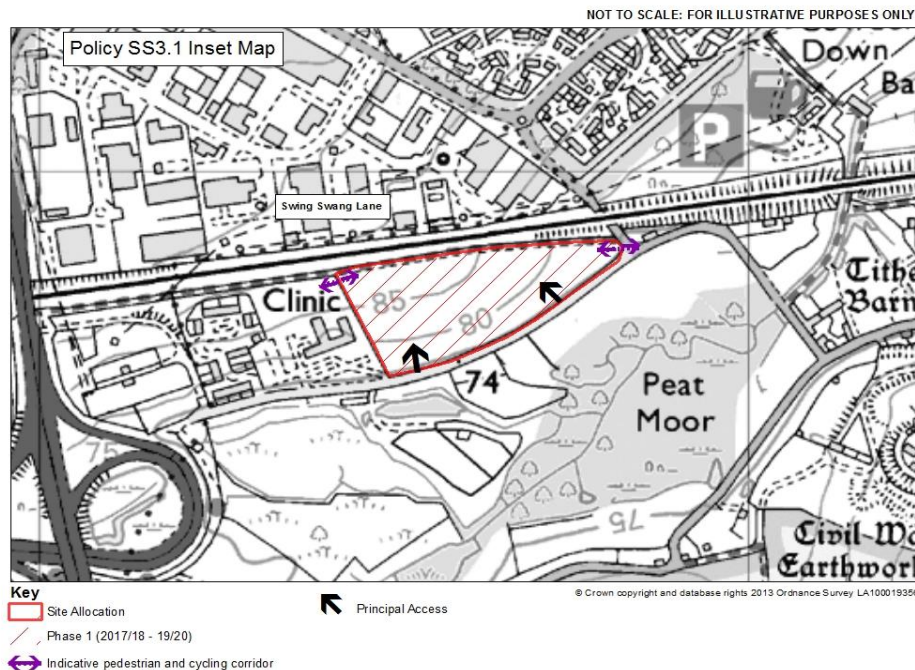
Site Reference	Location	Allocation	Phasing
SS3.1	Swing Swang, Basingstoke	Approx 100 homes	2017/18 – 2019/20
SS3.2	Kennel Farm, Basingstoke	Approx 310 homes	2016/17 – 2018/19
SS3.3	Razor’s Farm, Basingstoke	Approx 420 homes	2017/18 – 2022/23
SS3.4	North of Popley Fields, Basingstoke	Approx 450 homes	2015/16 – 2022/23
SS3.5	Overton Hill, Overton	Approx 120 homes	2016/17 – 2019/20
SS3.6	South of Blosswood Lane /Manor Farm, Whitchurch	Approx 150 homes	2017/18 – 2021/22
SS3.7	Redlands, adjacent to Basingstoke	Approx 165 homes	2017/18 – 2020/21
SS3.8	Upper Cufaude Farm	Approx 390 homes	2020/21 – 2025/26
SS3.9	East of Basingstoke, Basingstoke	Approx 450 homes	2018/19 – 2022/23
SS3.10	Manydown, Basingstoke	Approx 3,400 homes	2017/18 – 2028/29
SS3.11	Basingstoke Golf Course, Basingstoke	Approx 1,000 homes	2020/21 – 2027/28
SS3.12	Hounsome Fields, Basingstoke	Approx 750 homes	2017/18 - 2027/28

<sup>4</sup> Appendix 5 sets out the detailed requirements to be satisfied when preparing Masterplans and Development Briefs.



## Swing Swang Lane

- 4.45 Approximately 100 new homes will be brought forward on the site to provide a high quality development, providing infrastructure that is necessary to serve the site. The site will respond to its context and the local green infrastructure assets.



### Policy SS3.1 – Swing Swang Lane, Basingstoke

This 4.5 hectare site lies to the east of Basingstoke and will deliver high quality development that will:

- a) Make provision for approximately 100 dwellings;
- b) Have a design and layout of high quality and a character which respects its location adjacent to the Old Basing Conservation Area;
- c) Conserve and enhance the architectural and historic significance of the Old Basing Conservation Area, including its setting, and ensure sufficient mitigation measures are put in place when required;
- d) Include measures to mitigate the impact of development on the local road network including improvements to Basing Road and Swing Swang Lane;
- e) Include measures to improve accessibility by non-car transport modes particularly to Old Basing and ensure the ability to service the site by public transport, including the connection of the site with existing cycle and pedestrian routes, including the Public Rights of Way Network and the Strategic Cycle Network with direct cycle access to Eastrop Park, Basing View and the Town Centre;
- f) Incorporate measures to maintain the Public Right of Way along the northern boundary of the site;
- g) Include appropriate green infrastructure to meet local needs in line with the council's adopted standards, providing links to the existing green network;



- h) Avoid or mitigate direct and indirect adverse impacts on key species and habitats, including the part of the site designated as a Site of Importance for Nature Conservation (SINC) and the nearby Basing Fen and Wood SINC, by mitigating and/ or compensating any adverse impacts to ensure a net gain in biodiversity;
- i) Incorporate and/or promote renewable and low carbon energy technologies;
- j) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures in light of the adjacent railway line;
- k) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy
- l) Ensure the risk from future groundwater flooding is investigated and appropriate mitigation measures are implemented.

Development on this site will deliver homes in the period 2017/18 to 2019/20, in accordance with the requirement to maintain a five year supply of deliverable housing sites.

### **Kennel Farm**

- 4.46 As part of the development in south-west Basingstoke, approximately 310 new homes will be brought forward on this site to provide a high quality development, providing infrastructure that is necessary to serve the site. The site will respect and respond to its context and build upon the local green infrastructure assets.
- 4.47 An inset map has been developed for the whole south west of Basingstoke, including the sites at Basingstoke Golf Course (SS3.11) and Hounsome Fields (SS3.12) and is set out alongside Policy SS3.11.

### **Policy SS3.2 – Kennel Farm**

This 11.7 hectare site lies to the south west of Basingstoke to the west of the A30. The site will deliver high quality development that will:

- a) Make provision for approximately 310 dwellings;
- b) Have a design and layout of high quality and a character which respects its location on the edge of the town creating a strong and defensible boundary between the site and the open countryside;
- c) Respond positively to the special characteristics and sensitivities of the landscape, ensuring that the density, heights and layout of buildings on the higher ground minimise any visual impacts on this prominent location, respecting the Roman Road as a landscape feature and existing hedgerows and woodlands;
- d) Provide measures to mitigate the impact of development on the local road network including the A30 corridor and specifically improvements at Kempshott Roundabout (as identified in the site specific Transport Assessment);
- e) Include measures to improve accessibility by non-car modes, the ability to service the site by public transport and ensuring connection of the site with the existing cycle and pedestrian routes, including the Public Rights of Way network and the Strategic Cycle Network with direct cycle access to the town centre. This will include improving the pedestrian / crossing facilities across the adjacent section of

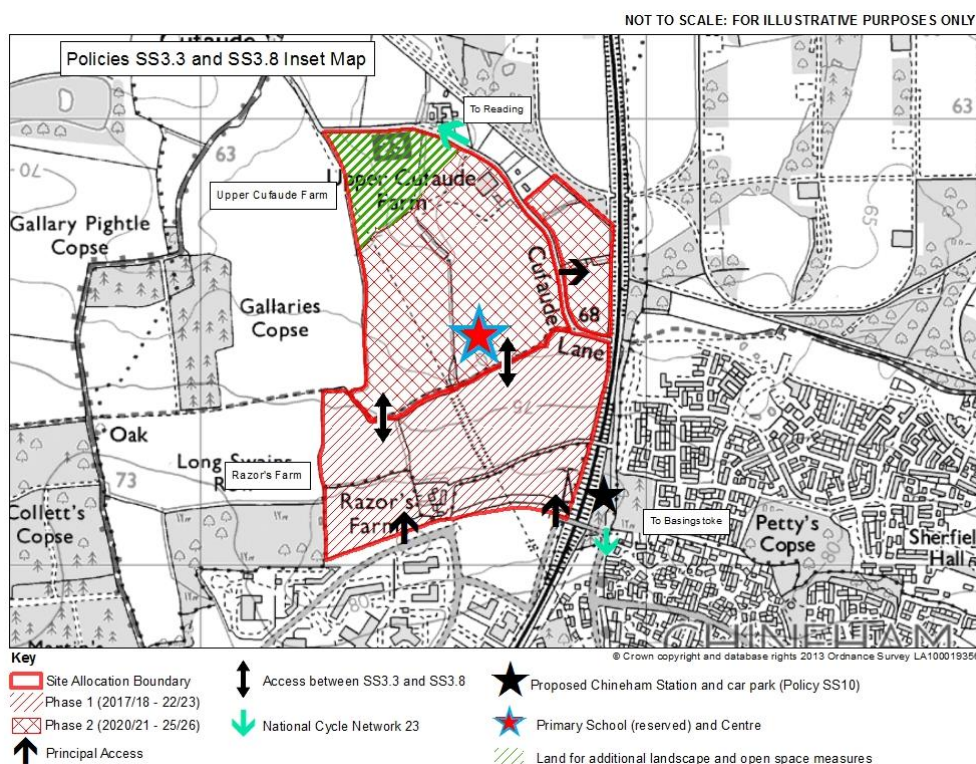


- f) Include appropriate green space/green infrastructure to meet local needs in line with the council’s adopted standards, including the amenity of the footpath along the western site boundary;
- g) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy;
- h) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures in light of the proximity of the site to the A30;
- i) Avoid or mitigate direct and indirect adverse impacts on key species and habitats, including the adjacent and nearby Sites of Importance for Nature Conservation, including Old Down, by mitigating and/ or compensating any adverse impacts to ensure a net gain in biodiversity;
- j) Incorporate and/or promote renewable and low carbon energy technologies.

Development on this site will deliver homes in the period 2016/17 to 2018/19, in accordance with the requirement to maintain a five year supply of deliverable housing sites.

### Razor’s Farm

4.48 Approximately 420 new homes will be brought forward on the site as part of a high quality, comprehensively planned development, providing supporting infrastructure that is necessary to serve the site. The site will respond to its landscape context and green infrastructure opportunities, as well as its close relationship to planned housing areas to the north.





### **Policy SS3.3 – Razor’s Farm**

This 19.7 hectare site to the north east of Basingstoke will deliver a high quality development that will:

- a) Make provision for approximately 420 dwellings;
- b) Have a design and layout of high quality and a character which respects its location on the edge of the town adjoining the countryside;
- c) Respond positively to the special characteristics and sensitivities of the landscape, including the historic field patterns and drainage ditch layout, the Roman Road and the extensive existing vegetation structure;
- d) From the outset provide a strong buffer on the western side of the development with lower density development along this edge;
- e) Conserve the architectural and historic significance of heritage assets in the area including Razor’s Farm, Upper Cufaude Farm, Cufaude Farm and the Vyne, including their setting, and ensure sufficient mitigation measures are provided when required;
- f) Provide a layout which addresses the potential isolation of the site from existing communities through direct pedestrian, cycle and public transport links to the adjoining business park, the site reserved for the possible Chineham Railway Station, Cufaude Farm and Sherfield Park, whilst ensuring that the maintenance of a high level of residential amenity is not prejudiced by the activity and visual intrusiveness of the business park;
- g) Not restrict the delivery of the possible Chineham Railway Station, either through the allocated site (as identified by Policy SS10) or through delivery on site;
- h) Avoid or mitigate direct and indirect adverse impacts on key species and habitats, including the Sites of Importance for Nature Conservation and nearby water courses, through adequate buffering natural features and drainage ditches and through on-site mitigation and off-site compensation measures to ensure a net gain in biodiversity. Opportunities to retain and enhance habitat connectivity will be taken;
- i) Include measures to mitigate the impact of development on the local road network including the A33 Corridor and specifically improvements at Crockford Lane roundabout;
- j) Include measures to improve accessibility by non-car transport modes; including the provision of internal walking and cycle routes linked to existing external routes including the Public Right of Way network and the Strategic Cycle Network with direct access to the Town Centre and the ability to service the site by public transport;
- k) Include appropriate green space/green infrastructure provision in line with the council’s adopted standards including green links to Cufaude Lane and a central green space focussed around the Razor’s Farm listed buildings connected to green links within the development and to existing developments;
- l) Incorporate and/or promote renewable and low carbon energy technologies;
- m) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures in light of the adjacent railway line and business park;

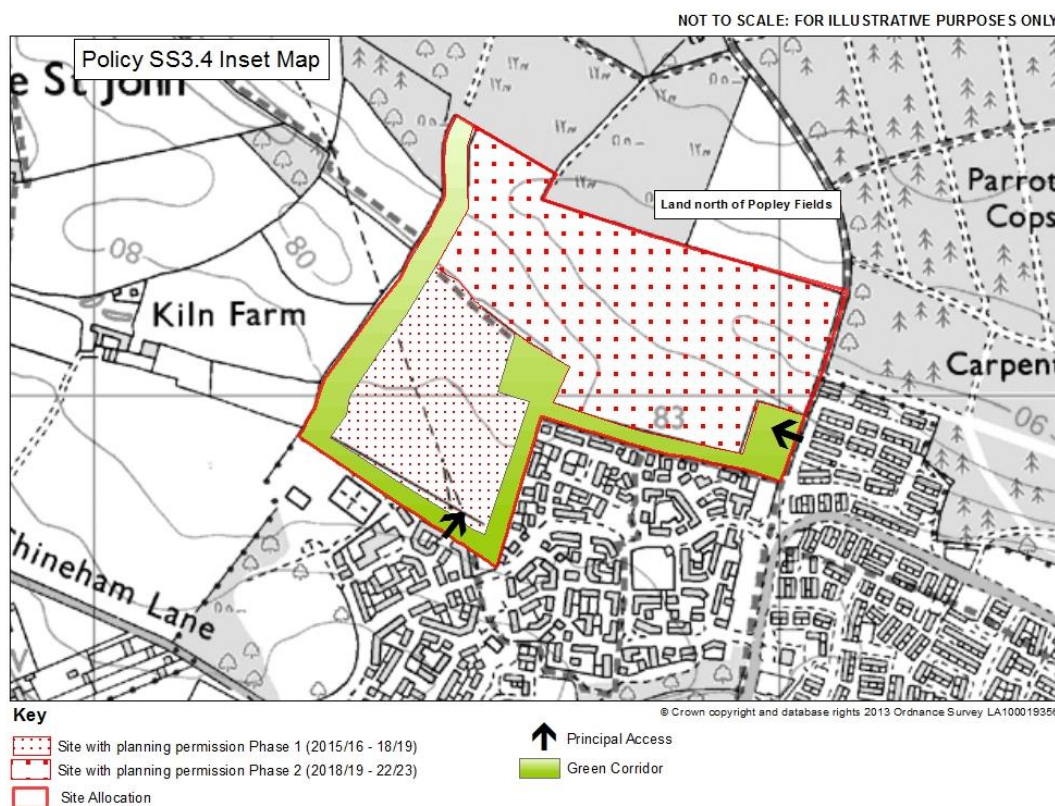


- n) Ensure there would be no harm to the business function of the neighbouring business uses as a result of development;
- o) Ensure the potential for shallow groundwater is investigated and appropriate mitigation measures are implemented to mitigate the risk;
- p) Ensure that the impact of development and any upgrades that may be required to the sewer network and/or effluent system are understood, through the production of a drainage strategy;
- q) Ensure that it provides for a comprehensive development with the Upper Cufaude Farm allocation (Site Policy SS3.8) through the development of a joint masterplan for the two sites.

Development on this site will deliver homes in the period 2017/18 to 2022/23, in accordance with the requirement to maintain a five year supply of deliverable housing sites.

### North of Popley Fields, Basingstoke

- 4.49 Approximately 450 new homes will be brought forward on the site to provide a high quality development, providing infrastructure that is necessary to serve the site. The site will respect and respond to its context and build upon the local green infrastructure assets.





### **Policy SS3.4 – North of Popley Fields, Basingstoke**

This 25.6 hectare site lies to the north of Basingstoke and will deliver a high quality development that will:

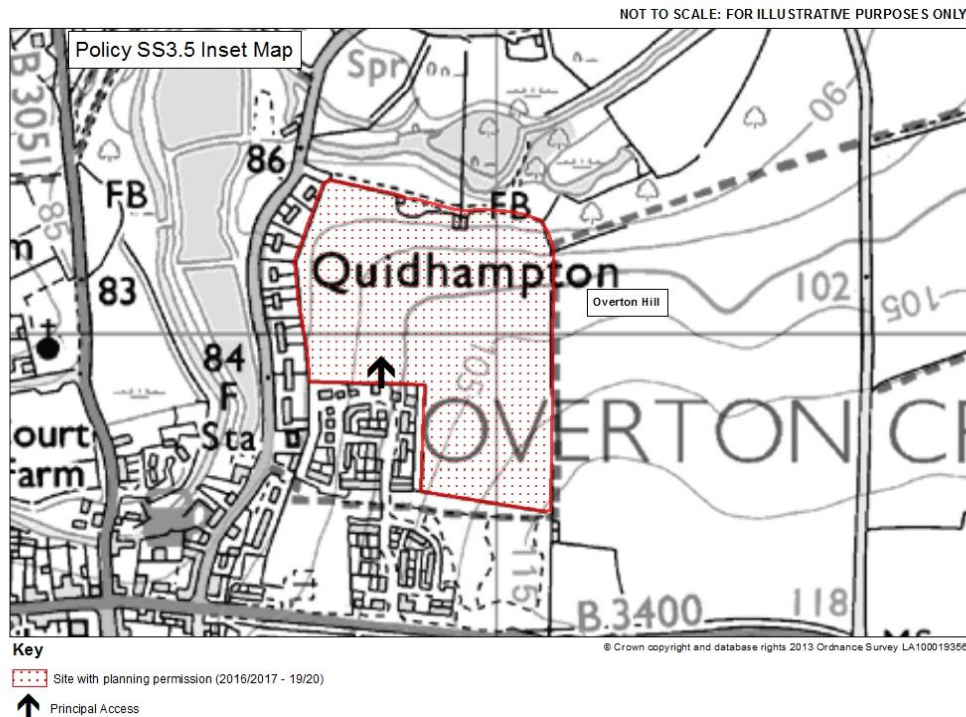
- a) Make provision for approximately 450 dwellings;
- b) Include the provision of social and physical infrastructure including a community centre;
- c) Have a design and layout which respects its location on the edge of town and the adjoining countryside, ensuring that the height, layout and form of development is appropriate to the higher ground on the northern part of the site and that effective and substantial visual screening is provided between the site and Sherborne St. John;
- d) Ensure that the site links to the existing built up area to enable community cohesion;
- e) Avoid and mitigate direct and indirect adverse impacts on key species and habitats, including the great crested newt populations, water courses and Carpenters Down Wood, Spier's Copse and Popley Ponds Sites of Importance for Nature Conservation, through adequate buffering and on-site mitigation and off-site compensation measures to ensure a net gain in biodiversity;
- f) Conserve the architectural and historic significance of the nearby Popley Fields Farm and Kiln Farm historic farmsteads, including their setting, and ensure sufficient mitigation measures are put in place when required;
- g) Include measures to mitigate the impact of development on the primary and local road network including the A340 and A33 corridors;
- h) Include measures to improve accessibility by non-car modes transport modes including the provision of internal walking and cycling routes linked to existing external routes and the Strategic Cycle Network with direct cycle access to the Town Centre, and the ability to service the site by public transport;
- i) Incorporate measures to maintain the Public Rights of Way through the site;
- j) Include appropriate green space / green infrastructure to meet local needs in line with the council's adopted standards, provide links to the existing green network and mitigate the increased recreational pressure on the nearby Carpenters Down Wood and Spier's Copse Sites of Importance for Nature Conservation;
- k) Incorporate and/or promote renewable and low carbon energy technologies;
- l) Ensure the potential for shallow groundwater is investigated and effective and substantial mitigation measures are implemented;
- m) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy

Development on this site will deliver homes in the period 2015/16 to 2022/23, in accordance with the requirement to maintain a five year supply of deliverable housing sites.



## Overton Hill

- 4.50 Approximately 120 new homes will be brought forward on the site to provide a high quality development, providing infrastructure that is necessary to serve the site. The site will respect and respond to its landscape context and build upon the local green infrastructure assets.



### Policy SS3.5 – Overton Hill

This 8.7 hectare site is located towards the north east of the village of Overton and will deliver a high quality development that will:

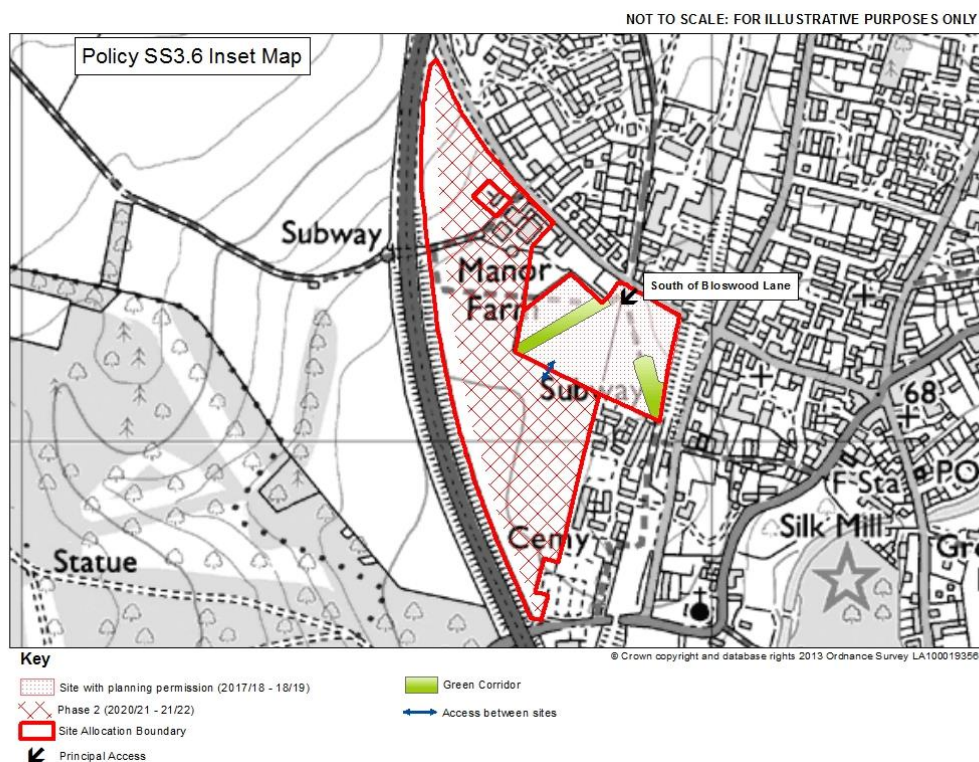
- a) Make provision for approximately 120 dwellings;
- b) Respect the locally distinctive features of Overton and its location on the edge of the village;
- c) Retain the landscape character and visual amenity of the area by restricting development to the lower slopes, locating open space adjacent to the countryside and including adequate space for lines of trees to form an internal landscape structure;
- d) Conserve and enhance the architectural and historic significance of the Overton Conservation Area and the grade II listed Quidhampton Mill, including their settings, and ensure sufficient mitigation measures are provided when required;
- e) Avoid or mitigate direct and indirect adverse impacts on key species and habitats by mitigating and/or compensating any adverse impact to ensure a net gain in biodiversity. In particular the adjacent River Test Site of Special Scientific Interest and associated habitat should be conserved and enhanced through the provision of

- an adequate buffer to the northern boundary and appropriate mitigation measures to prevent hydrological/diffuse pollution;
- f) Include measures to mitigate the impact of development on the local road network including improvements to the junction of Station Road and the B3400;
  - g) Include measures to improve accessibility by non-car transport modes, particularly to Overton railway station, village centre and primary school, and ensure the ability to service the site by public transport;
  - h) Include the provision of internal walking and cycle routes linked to existing external routes, and the maintenance and improvement of Public Rights of Way along the eastern and southern boundaries of the site;
  - i) Incorporate and/or promote renewable and low carbon energy technologies;
  - j) Include appropriate greenspace/green infrastructure provision to meet local needs in line with the council's adopted standards, including extending the existing neighbourhood park;
  - k) Provide a connection to the sewerage system of the nearest point of adequate capacity.

Development on this site will deliver homes in the period 2016/17 to 2019/20, in accordance with the requirement to maintain a five year supply of deliverable housing sites.

### South of Blosswood Lane/Manor Farm, Whitchurch

4.51 Approximately 150 new homes will be brought forward on the site to provide a high quality development, providing infrastructure that is necessary to serve the site. The site will respect and respond to its landscape context and build upon the local green infrastructure assets.





### **Policy SS3.6 – South of Blosswood Lane**

This 12.5ha site lies to the west of the town of Whitchurch and will deliver a high quality comprehensive development that will:

- a) Make provision for the comprehensive delivery of approximately 150 dwellings;
- b) Have a design and layout of high quality and a character which respects locally distinctive features of Whitchurch and its location on the edge of the town;
- c) Respond positively to the North Wessex Downs Area of Outstanding Natural Beauty and special landscape characteristics of the area, providing an appropriate edge to the town;
- d) Conserve the architectural and historic significance of the nearby Grade II Listed Manor Farmhouse associated listed Granary, and related features, including their settings;
- e) Include measures to mitigate the impact of development on the local road network including improvements to the junctions within the Town Centre and to Blosswood Lane and Bell Street;
- f) Include measures to improve accessibility by non-car transport modes, particularly to the centre of Whitchurch and the railway station and ensure the ability to service the site by public transport;
- g) Include the provision of internal walking and cycle routes linked to existing external routes, and the maintenance and improvement of existing Public Rights of Way through the site;
- h) Avoid or mitigate direct and indirect adverse impacts on key species and habitats by mitigating and/or compensating any adverse impacts to ensure a net gain in biodiversity, including safeguarding parts of the site for locally valued natural green space and boundary vegetation with adequate buffers;
- i) Incorporate and/or promote renewable and low carbon energy technologies;
- j) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures in light of the adjacent A34 dual carriageway;
- k) Include appropriate green space/green infrastructure provision to meet local needs, in line with the council's adopted standards Provide for the careful management of any important archaeological remains;
- l) Provide a connection to the sewerage system of the nearest point of adequate capacity.

Development on this site will deliver homes in the period 2017/18 to 2021/22, in accordance with the requirement to maintain a five year supply of deliverable housing.

### **Redlands**

4.52 Approximately 615 new homes will be brought forward on sites SS3.7 and SS3.9 as part of a high quality, comprehensively planned development, providing supporting infrastructure that is necessary to serve the sites. The sites will respect and respond to their landscape and biodiversity context and build upon the local green infrastructure assets. An inset map has been developed for this site and East of Basingstoke (Policy SS3.9) together, and is set out alongside Policy SS3.9.



### **Policy SS3.7 – Redlands**

This 9.4 hectare site lies to the north east of Basingstoke and will deliver a high quality development that will:

- a) Make provision for the delivery of approximately 165 dwellings;
- b) Respond positively to the special landscape qualities of the area, ensuring that the density, heights and layout of buildings minimise any visual impacts of this location. The design and layout of development needs to present a strong and defensible green buffer to the north and east, including the use of open space to limit the visual impact of development. This will include locating development in the western part of the site and avoiding residential development to the north of the existing field boundary, which forms the northern edge of the site;
- c) Include measures to mitigate the impact of development on the local road network including improvements to the A33 corridor, to ensure safe and convenient access for all road-users. This should include provision for a site access from an improved Gaiger Avenue/A33 junction, or a suitable alternative, along with appropriate access to the adjacent site (Policy SS3.9);
- d) Include measures to improve accessibility by non-car transport modes including the provision of internal walking and cycle routes linked to existing external routes including the Public Right of Way network and Strategic Cycle Network with direct access to the town centre and the ability to service the site by public transport;
- e) Avoid or mitigate direct and indirect adverse impacts on key species and habitats, including remnant parkland trees, by mitigating and/or compensating any adverse impacts to ensure a net gain in biodiversity;
- f) Ensure that renewable and low carbon energy technologies are harnessed for the site by utilising opportunities presented by the nearby combined heat and power (CHP) incinerator;
- g) In light of the nearby incinerator and sewage treatment works ensure acceptable noise and odour standards can be met within homes and amenity areas, through the avoidance of noise sensitive areas and the preparation of comprehensive noise and odour studies (in consultation with the utility provider) which inform layout decisions on this and the adjoining East of Basingstoke site;
- h) Ensure adequate sewerage infrastructure is provided (on and off site) and produce a drainage strategy;
- i) Ensure that, through the joint masterplanning of the two sites, development is delivered in conjunction with the adjacent East of Basingstoke and Chineham allocation (Policy SS3.9) and that development is brought forward in a co-ordinated manner. This site should not be developed in isolation.

Development of this site will deliver homes and infrastructure in the period 2017/18 to 2020/2021, in accordance with the requirement to maintain a five year supply of deliverable housing sites.



## Upper Cufaude Farm

- 4.53 Approximately 390 new homes will be brought forward on Upper Cufaude Farm as part of a high quality, comprehensively planned development, providing supporting infrastructure that is necessary to serve the site. The site will respond to its landscape context and green infrastructure opportunities, as well as its close relationship to planned housing areas to the south. An inset map has been developed for this site and Razor's Farm (Policy SS3.3) together, and is set out alongside Policy SS3.3.

### Policy SS3.8 – Upper Cufaude Farm

This 26.3 hectare site lies immediately to the north of the Razor's Farm allocation (Policy SS3.3) and will only be released for development after, or in conjunction with, the development of the Razor's Farm site. The site will deliver a high quality development that will:

- a) Make provision for approximately 390 dwellings;
- b) Include the provision of social and physical infrastructure including a community centre and a two form entry primary school if required by the Local Education Authority<sup>5</sup>;
- c) Conserve and enhance the architectural and historic significance of heritage assets in the area including Razor's Farm, Upper Cufaude Farm, Cufaude Farm and the Vyne, and their rural settings, and ensure sufficient mitigation measures are put in place when required;
- d) Comprise a layout and design of development that retains the existing landscape and vegetation structure in and round the site, including enhancement and buffering of the hedgerow along the southern boundary and provision of a well-designed and robust buffer, which reflects the existing landscape character on the western and northern sides of the site from the outset;
- e) Keep the area hatched green on the inset map free of development and roads, providing only additional landscape and appropriate open space measures to ensure sufficient mitigation of the development on the surrounding area;
- f) Provide appropriate green space/green infrastructure to meet local needs in line with the council's adopted standards, providing links to the green network including that provided at Razor's Farm and maintaining the hedgerow/ditch that runs through the site as a green pedestrian route and the rural character and accessibility of footpaths to the south and west of the site;
- g) Avoid or mitigate direct and indirect adverse impacts on key species and habitats, including mature hedgerows and water courses, through adequate buffering and on-site mitigation and off-site compensation measures to ensure a net gain in biodiversity;
- h) Include measures to mitigate the impact of development on the local road network and in particular, Cufaude Lane and the A33 Corridor

<sup>5</sup> The Local Education Authority (LEA) has identified a need for additional primary school places to serve new and existing communities in the eastern areas of Basingstoke and has requested that provision is made to meet this requirement on both SS3.8 and SS3.9. The LEA expect to require only one of these additional schools and will be able to confirm their exact requirements, based on pupil forecasting once other development in the vicinity is delivered, when future masterplanning is carried out.



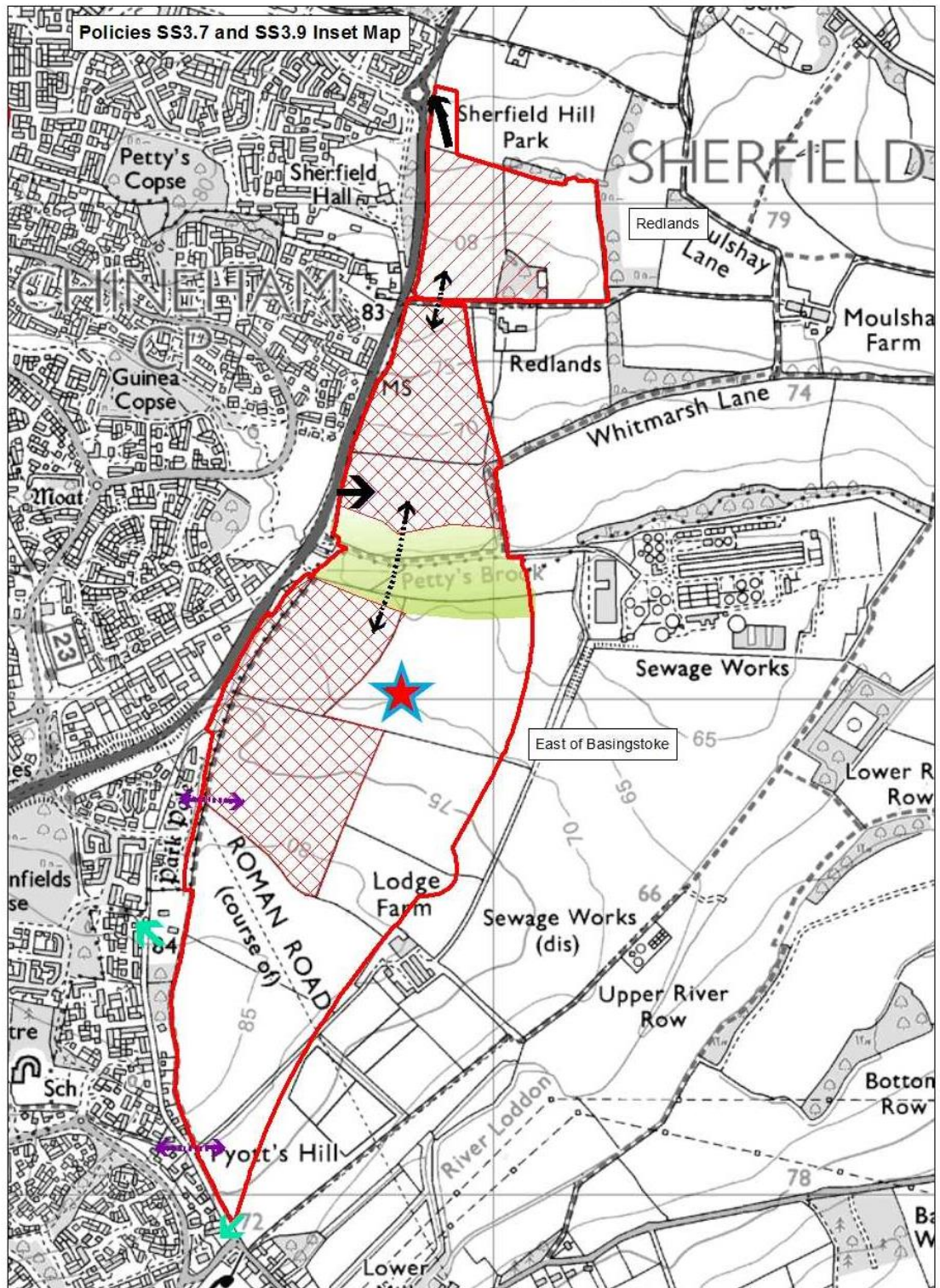
- i) Include measures to improve accessibility by non-car transport modes, including the provision of internal walking and cycling routes, linked to existing external routes, the Public Rights of Way Network and the Strategic Cycle Network, with direct cycle access to the Town Centre, and the ability to service the site by public transport. It will also be necessary to provide access to the potential Chineham Railway Station and Cufaude Lane, in conjunction with the development at Razors Farm;
- j) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures, where possible, in light of the adjacent railway line and MOD land;
- k) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy;
- l) Incorporate and/or promote renewable and low carbon energy technologies;
- m) Ensure that it provides for a comprehensive development with the Razors Farm allocation (Policy SS3.3) through the development of a joint masterplan for the two sites.

Development on this site will deliver homes in the period 2020/21 to 2025/26, in accordance with the requirement to maintain a five year supply of deliverable housing sites.

### **East of Basingstoke**

- 4.54 An inset map has been developed for the East of Basingstoke site and Redlands (Policy SS3.6) together.

NOT TO SCALE: FOR ILLUSTRATIVE PURPOSES ONLY



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- Key**
- Site Allocation Boundary
  - Phase 1 (2017/18-20/21)
  - Phase 2 (2018/19 - 22/23)
  - ➔ Principal Access
  - ↔ Access between SS3.7 and SS3.9, and SS3.9 parcels
  - ↔ Indicative pedestrian and cycling access
  - ★ Primary School (reserved) and Centre
  - Green Corridor
  - ➔ National Cycle Network 23



### Policy SS3.9 – East of Basingstoke

This 67.8 hectare site to the east of Basingstoke and adjacent to site SS3.7 will deliver a high quality mixed-use development that will:

- a) Make provision for approximately 450 dwellings;
- b) In addition to the mix of dwelling sizes and types, make provision for a proportion of self-build units and also, in conjunction with other sites, a permanent, pitch/plot provision to meet identified accommodation needs of Gypsies, Travellers and Travelling Showpeople in the borough, such needs being identified in the council's Gypsy and Traveller Accommodation Assessment (and any updates);
- c) Include the provision of social and physical infrastructure, including a community centre, local shopping facilities, sports facilities including playing pitches, and a two form entry primary school, if required by the Local Education Authority<sup>6</sup>;
- d) Respond positively to the special characteristics and sensitivities of the landscape, ensuring that the density, heights and layouts of buildings on the higher ground to the south and north of the site minimise any visual impacts on this prominent location;
- e) Respect and provide appropriate buffering to the historic Park Pale feature on the western boundary of the site;
- f) Conserve and enhance the architectural and historic significance of the Old Basing Conservation Area and nearby listed buildings, including the grade II listed Lodge Farm, including their setting, and ensure sufficient mitigation measures are provided when required;
- g) Avoid development and points of access in the small areas of the site within flood zones 2 and 3, and ensure that detailed masterplanning considers scope for expansion of the floodplains;
- h) Include measures to mitigate the impact of development on the local road network including improvements to the A33 corridor, with appropriate access to the adjacent site at Redlands, and measures to ensure safe and convenient access for all road-users, including vehicles accessing the adjacent incinerator and sewerage treatment works;
- i) Include measures to improve accessibility by non-car transport modes including the provision of internal walking and cycle routes linked to existing external routes including the Public Right of Way network and the Strategic Cycle Network with direct cycle access to the town centre and the provision of public transport from the outset;
- j) Include appropriate open space / green infrastructure, including allotments, to meet local needs in line with the council's adopted standards, ensuring that all open space is provided on site and opportunities to enhance Petty's Brook are utilised, provide links to and assist in the delivery of the adjoining green infrastructure network and mitigate the increased recreational pressure on nearby sensitive wildlife sites and Sites of Importance for Nature Conservation, with buffering to Pettys Brook;

<sup>6</sup> The Local Education Authority (LEA) has identified a need for additional primary school places to serve new and existing communities in the eastern areas of Basingstoke and has requested that provision is made to meet this requirement on both SS3.8 and SS3.9. The LEA expect to require only one of these additional schools and will be able to confirm their exact requirements, based on pupil forecasting once other development in the vicinity is delivered, when future masterplanning is carried out.



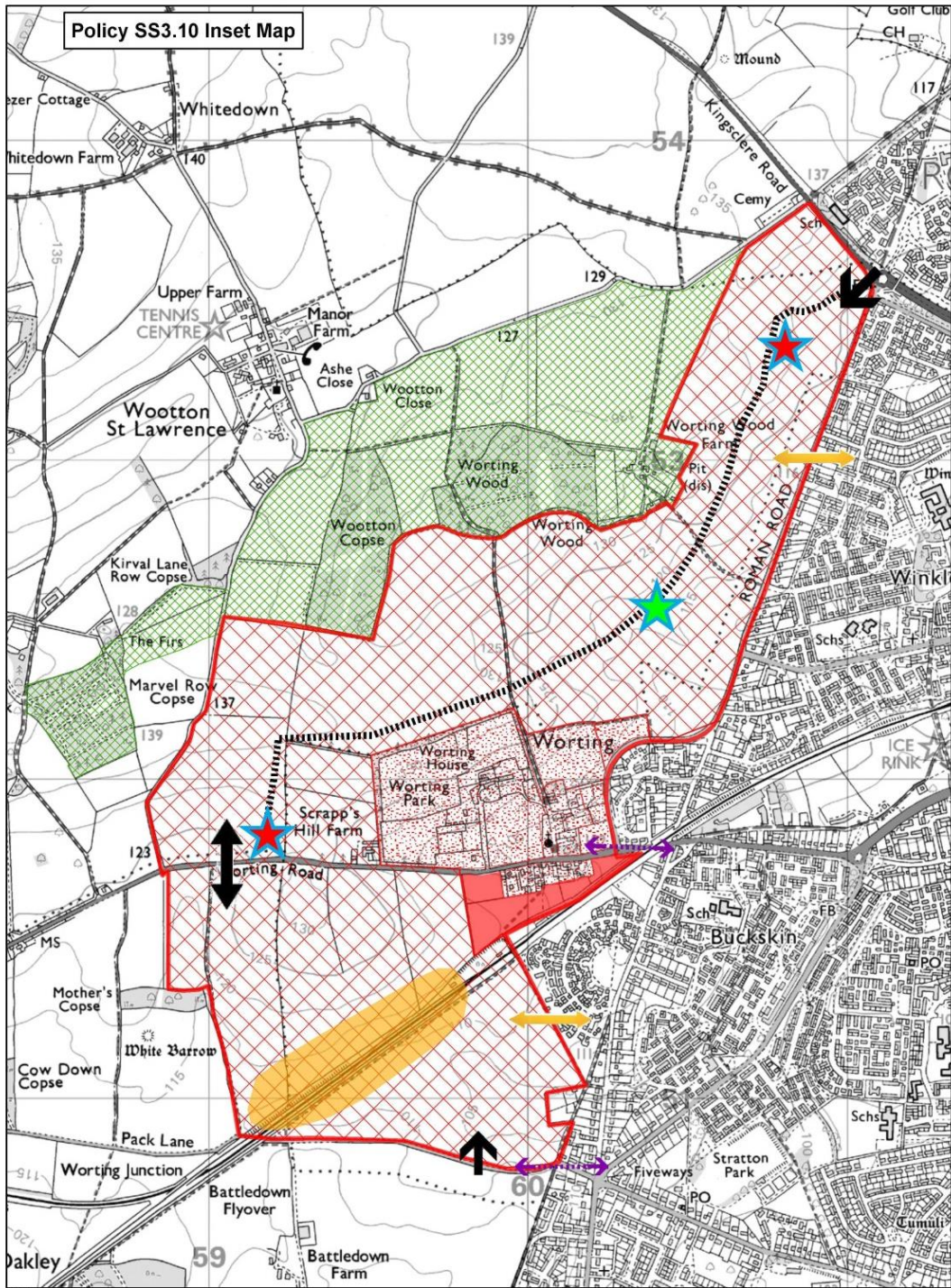
- k) Creation of a substantial green buffer from the outset of the development, creating a strong and defensible boundary between the site and the open countryside;
- l) Avoid or mitigate direct and indirect adverse impacts on key species and habitats including adjacent ancient woodland Sites of Importance for Nature Conservation, Petty's Brook and natural flood zones. This will be achieved through adequate buffering of natural features and habitats and on-site mitigation and off-site compensation measures to ensure a net gain in biodiversity;
- m) Ensure that renewable and low carbon energy technologies are harnessed for the site by utilising opportunities presented by the nearby incinerator and any opportunities this may have for CHP;
- n) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy;
- o) In light of the nearby incinerator and sewage treatment works ensure acceptable noise and odour standards can be met within homes and amenity areas, through the avoidance of noise sensitive areas and the preparation of comprehensive noise and odour impact assessments (in consultation with the utility provider) which inform layout decisions on this and the adjoining Redlands site;
- p) Ensure, through the joint masterplanning with the adjacent Redlands allocation (Policy SS3.7), that development is brought forward in a co-ordinated manner.

Development of this site will deliver homes and infrastructure in the period 2018/19 to 2022/23, in accordance with the requirement to maintain a five year supply of deliverable housing sites. The site boundary as defined on the Policies Map has capacity for approximately 900 dwellings. A potential later phase for 450 dwellings may be delivered beyond the Plan period.

## Manydown

4.55 Manydown will deliver a high quality, sustainable new development of approximately 3,400 new homes in this plan period. The proposals will be designed sensitively to respond to the site's opportunities and constraints, in particular its landscape and biodiversity context, heritage assets, and relationship with existing communities. The details will be worked up through extensive engagement with the local community and deliver a range of amenities to new and existing residents alike. The wider Manydown site offers longer term potential for further development and as a component of this, consideration should be given to the future provision of a western by-pass connecting the A339 and junction 7 of the M3. In undertaking master-planning of the wider Manydown area, regard should be given to safeguarding land for crossing the railway line, as identified on the Inset Map, and the need to avoid prejudicing the delivery of the current proposed housing.

NOT TO SCALE: FOR ILLUSTRATIVE PURPOSES ONLY



**Key**

- Site Allocation Boundary
- Country Park
- Site with planning permission (2016/17 - 18/19)
- Phase 1 (2017/18 - 20/21)
- Phase 2 (2018/19 - 28/29)
- Indicative area in which land will be safeguarded for railway crossing
- Indicative pedestrian and cycling corridors
- Pedestrian and cycling links
- Principal Access
- Potential Link Road Location
- ★ Primary School and Centre
- ★ Secondary School and Centre

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### **Policy SS3.10 – Manydown, Basingstoke**

This 290 hectare site lies to the west of Basingstoke and will deliver a high quality mixed-use development that will:

- a) Provide for the phased delivery of approximately 3,400 dwellings;
- b) In addition to the mix of dwelling sizes and types, make provision for a proportion of self-build units and also, in conjunction with other sites, a permanent, pitch / plot provision to meet identified accommodation needs of Gypsies, Travellers and Travelling Showpeople in the borough, such needs being identified in the council's Gypsy and Traveller Accommodation Assessment (and any updates);
- c) Include the provision of social and physical infrastructure, including community facilities, local shopping facilities, healthcare facilities and sports and leisure facilities including playing pitches with an Infrastructure Delivery Strategy to demonstrate that the infrastructure requirements of the Manydown allocation have been comprehensively planned and will be met;
- d) Phased provision of two primary schools (a two form entry and a three form entry) and also reserve land for the phased provision of a secondary school, if required;
- e) Include appropriate green space/green infrastructure, including allotments, to meet local needs in line with the council's adopted standards, ensuring that all green space is provided on site, and provide links to assist in the delivery of green infrastructure networks within and adjoining the site;
- f) Make provision for a country park, as identified on the Policies Map, which is accessible to existing nearby residential areas; and
- g) Respond positively to the special characteristics and sensitivities of the landscape, including the setting of the North Wessex Downs Area of Outstanding Natural Beauty, and also the setting and form of existing development. Visual intrusion into the wider landscape should be limited; the design of outward facing edges of development should respect and enhance the adjacent countryside and opportunities should be taken to provide linkages to the existing landscape framework;
- h) Conserve and enhance the architectural and historic significance of the Worting Conservation Area with its listed buildings including Worting House, respecting their setting, and ensuring sufficient mitigation is put in place when required;
- i) Retain the separate identity and character of Wootton St Lawrence and Oakley and restrict coalescence between the new development and these villages. The development will also retain the separate identity and character of Worting and Winklebury, including conserving the ancient boundary of the Roman Road as a green boundary;
- j) Provide for the retention and careful management of any important archaeological remains, within and adjacent to the site, in a manner appropriate to their significance;
- k) Avoid or mitigate the direct and indirect adverse impacts on key species and habitats, including rare arable flora and Sites of Importance for Nature Conservation within and adjacent to the site. Where this is proved not to be possible, mitigation and compensation for the loss will be required to ensure a net gain in biodiversity. Opportunities will be taken to secure the creation and management of linkages between existing woodlands;



- l) Include measures to mitigate the impact of development on the local road network including improvements to the A339, Roman Road (and associated road junctions), the B3400, Pack Lane, and the road through Wootton St Lawrence with appropriate measures to maintain accessibility for existing residents and ensure safe and convenient access for all road-users;
- m) Include provision of a road through the land allocated for housing, from the A339 to the B3400, linking the proposed housing to the existing communities and to provide the ability to connect to potential future sites to the south, with the location and design of the road being determined through the master-planning process to achieve the optimum balance between movement and place-shaping. Land shall be safeguarded for a potential future crossing of the railway;
- n) Evaluate a range of options during the detailed master-planning phase for providing access to Manydown which aid permeability to and from the site in a manner that ensures proper consideration is given to a range of matters (e.g. rat-running) which potentially affect the quality of life for existing communities. In addition, there should be safe and convenient access from Winklebury by means of footpaths and cycle paths connecting to the Country Park.
- o) Include measures to improve accessibility by non-car transport modes including the provision of internal walking and cycling routes linked to existing external routes, the Public Rights of Way network and the Strategic Cycle Network, with direct cycle access to the town centre and the provision of public transport from the outset;
- p) Incorporate and/or promote renewable and low-carbon energy technologies;
- q) Ensure acceptable noise standards can be met within homes and amenity areas through suitable mitigation measures in light of the adjacent main roads and railway line;
- r) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy;
- s) Ensure that it does not prejudice the integration of future development at Manydown beyond the plan period. The policy map indicates the area subject to wider masterplanning;
- t) On the land south of the railway line and north of Pack Lane, development will be limited to a yield of up to 300 units, unless workable transport mitigation measures can be demonstrated to support a higher yield.

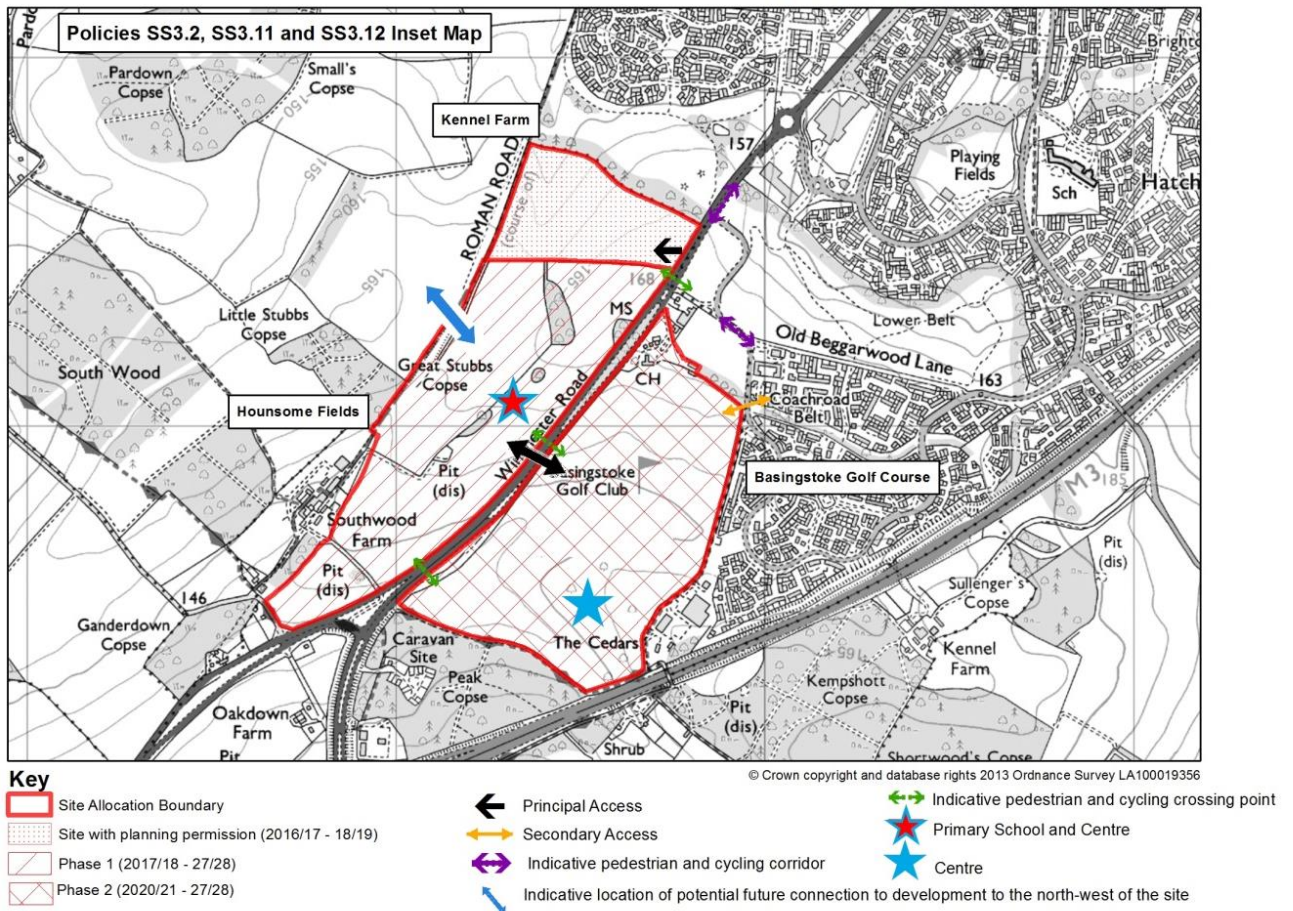
Development of this site will deliver homes and infrastructure in the period 2017/18 to 2028/29, in accordance with the requirement to maintain a five year supply of deliverable housing sites. Development will be informed through the preparation of a masterplan.

### **South-West Basingstoke**

- 4.56 Approximately 2,060 new homes will be brought forward in south-west Basingstoke as part of a high quality, comprehensively planned, infrastructure-rich development. The sites will respect, respond to and enhance their landscape and biodiversity context and build upon the local green infrastructure assets to provide a high quality new gateway to the town.



NOT TO SCALE: FOR ILLUSTRATIVE PURPOSES ONLY



### Policy SS3.11 – Basingstoke Golf Course

This 44.5 hectare site lies to the south west of Basingstoke and will deliver a high quality mixed-use development that will:

- a) Make provision for approximately 1,000 dwellings;
- b) In addition to the mix of dwelling sizes and types, make provision for a proportion of self-build units and also, in conjunction with other sites, a permanent, pitch/plot provision to meet identified accommodation needs of Gypsies, Travellers and Travelling Showpeople in the borough, such needs being identified in the council’s Gypsy and Traveller Accommodation Assessment (and any updates);
- c) Include the provision of social and physical infrastructure, including the provision of a community centre, local shopping facilities, and sports facilities including playing pitches with adequate land to meet the outdoor sports needs of both this site and the development on Hounsome Fields with an Infrastructure Delivery Strategy to demonstrate that the needs of the development sites in south-west Basingstoke have been comprehensively planned and will be met;
- d) Respond positively to the special characteristics and sensitivities of the landscape and respect its location, providing for integration with nearby residential areas;



- e) Avoid or mitigate direct and indirect adverse impacts on key species and habitats, including the adjacent Peak Copse Site of Importance for Nature Conservation through adequate buffering, ensuring the retention of key woodland areas and less managed grasslands and by mitigating and/or compensating any adverse impacts to ensure a net gain in biodiversity. Opportunities will be taken to create and enhance habitat connectivity between existing key habitats;
- f) Include measures to mitigate the impact of development on the local road network including improvements to the A30 corridor;
- g) Provide all-purpose vehicular accesses from both Winchester Road (A30) and Beggarwood Lane supported by emergency accesses, ensuring that the most appropriate location for access from the A30 is identified, taking into account the requirement to access Hounsome Fields (SS3.12);
- h) Prevent 'rat-running' through the site between Beggarwood Lane and Winchester Road (A30) by including measures and/or designing the road layout to discourage the passage of through traffic;
- i) Include measures to improve accessibility by non-car transport modes, including the provision of internal walking and cycling routes linked to existing external routes, the Public Rights of Way network, and the Strategic Cycle Network, with direct access to the town centre, and facilitating improved access towards Dummer, improving the links to the existing Winchester Road bus stops, and providing safe and convenient crossing points to facilities provided on Hounsome Fields (SS3.12);
- j) Ensure the provision of public transport from the outset;
- k) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy;
- l) Avoid development and points of access in the small area of the site within flood zone 2
- m) Include appropriate open space/green infrastructure, including allotments, to meet local needs in line with the council's adopted standards, providing links to the existing green infrastructure network;
- n) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures in light of the proximity of the site to the A30 and M3;
- o) Incorporate and/or promote renewable and low carbon energy technologies.
- p) Ensure, through joint masterplanning, and joint infrastructure planning, that it provides a comprehensive development with the Kennel Farm (policy SS3.2) and Hounsome Fields (policy SS3.12) allocations.

Development on site will deliver homes in the period 2020/21 to 2027/28, in accordance with the requirement to maintain a five year supply of deliverable housing sites. Development will be informed through the preparation of a masterplan.



### Policy SS3.12 – Hounsome Fields

This 43 hectare site lies to the south west of Basingstoke and will deliver a high quality mixed-use development that will:

- a) Make provision for approximately 750 dwellings;
- b) In addition to the mix of dwelling sizes and types, make provision for a proportion of self-build units and also, in conjunction with other sites, a permanent, pitch/plot provision to meet identified accommodation needs of Gypsies, Travellers and Travelling Showpeople in the borough, such needs being identified in the council's Gypsy and Traveller Accommodation Assessment (and any updates);
- c) Include the provision of social and physical infrastructure, including the provision of a community centre, local shopping facilities, indoor sports facilities a three form entry primary school, and early years facilities, with an Infrastructure Delivery Strategy to demonstrate that the needs of the development sites in south-west Basingstoke, including outdoor sports, have been comprehensively planned and will be met.
- d) Respond positively to the special characteristics and sensitivities of the landscape, ensuring that the density, heights and layout of buildings respond positively to the site and its setting, create an attractive gateway into Basingstoke, and minimise any visual impact;
- e) Include a robust landscape strategy that creates a strong defensible boundary between the site and open countryside, respecting the Roman Road as a landscape feature and existing hedgerows and woodlands. The layout should incorporate the existing landscape structure within the proposal, reinforcing and extending the existing green infrastructure network within the site, ensuring that links are made with the green infrastructure network outside the site;
- f) Avoid or mitigate direct and indirect adverse impacts on key species and habitats, including nearby Sites of Importance for Nature Conservation (SINCs) through adequate buffering, ensuring the retention of key woodland areas and by mitigating and/or compensating any adverse impacts to ensure a net gain in biodiversity. Opportunities will be taken to create and enhance habitat connectivity between existing key habitats;
- g) Conserve and enhance the architectural and historic significance of the Grade II listed Southwood Farmhouse and its setting, which lies close to the south western boundary of the site, subject to allowing a sufficient landscape buffer to preserve a sense of the rural setting and context of the listed building, and ensuring that adequate mitigation measures to protect its setting are put in place;
- h) Include measures to mitigate the impact of development on the local road network including improvements to the A30 corridor;
- i) Provide all-purpose vehicular accesses from the Winchester Road (A30), ensuring that the most appropriate location for this is identified, taking into account the requirement to provide vehicular access to site SS3.11 (Basingstoke Golf Course);
- j) Include measures to improve accessibility by non-car transport modes, including the provision of internal walking and cycling routes linked to existing external routes, the Public Rights of Way network and the Strategic Cycle Network, with direct access to the town centre and facilitating improved access towards Dummer, improving the



- links to the existing Winchester Road bus stops and providing safe and convenient crossing points for the A30;
- k) Ensure the provision of public transport from the outset;
- l) Make provision for vehicular access requirements that may be needed to serve future development to the north-west of the site;
- m) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy;
- n) Avoid development and points of access in the vicinity of the part of the site falling within flood zone 2;
- o) Include appropriate open space/green infrastructure, including allotments, to meet local needs in line with the council's adopted standards, providing links to the existing green infrastructure network;
- p) Ensure acceptable noise and air quality standards can be met within homes and amenity areas through suitable design and noise and air quality mitigation measures in light of the proximity of the site to the A30;
- q) Incorporate and/or promote renewable and low carbon energy technologies;
- r) Ensure, through joint masterplanning and joint infrastructure planning that it provides for a comprehensive development with the Kennel Farm (policy SS3.2) and Basingstoke Golf Course (policy SS3.11) allocations.

Development on site will deliver homes in the period 2017/18 to 2027/28, in accordance with the requirement to maintain a five year supply of deliverable housing sites.

- 4.57 Policy SS3 lists the Greenfield allocations, with separate individual policies for each of the allocations, describing in detail the development that will take place. Sites have been selected through a careful site assessment and detailed testing through the sustainability appraisal process. The allocations are defined on the Policies Maps. The allocations, in conjunction with other sources of supply outlined elsewhere in the plan, offer a 15 year supply of housing sites and allow for a small contingency to account for any delays in respect of sites not being available to come forward at the time envisaged.
- 4.58 Development proposals will be required to take into account the key issues identified for each site, and are expected to come forward in line with the phasing outlined, in order to provide a five year supply of sites. Development briefs or masterplans will be prepared in conjunction with the landowner, through consultation with the local community and service providers to guide subsequent planning applications, where appropriate. These will describe the key issues for each site and establish more detail on the types and location of development.
- 4.59 All development proposals for each of the sites will make provision for the required infrastructure to support and sustain the development in accordance with Policy CN6 (the infrastructure policy).

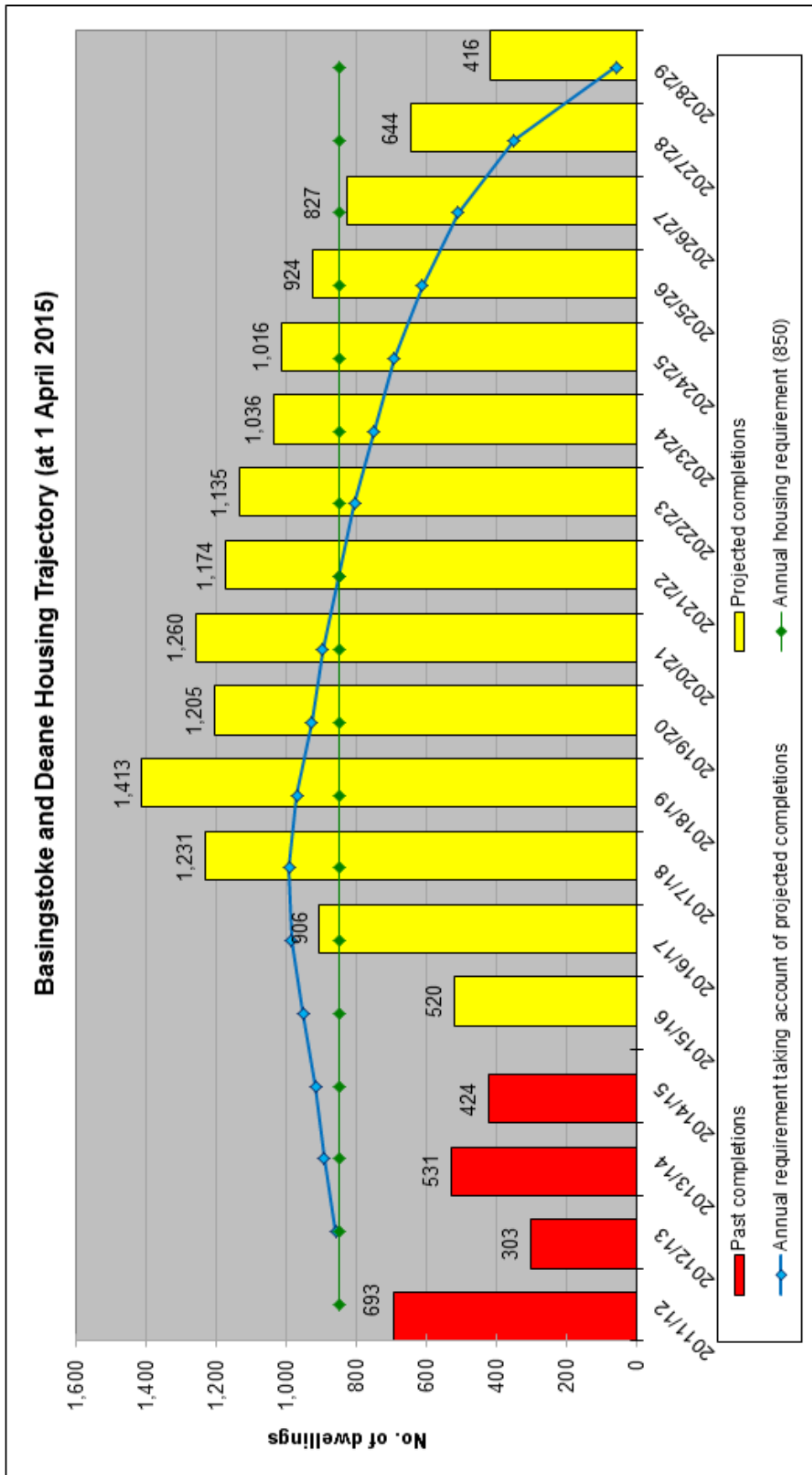


### **Policy SS4 - Ensuring a supply of deliverable sites**

The delivery of residential development will be managed to ensure a five year supply of sites can be maintained over the plan period, with priority being given to development on appropriate brownfield sites. In principle, development will come forward in accordance with the phasing set out in Policy SS3. A review of the Local Plan will be triggered if a future supply cannot be demonstrated.

To take account of water quality matters in line with Policy EM6 and where monitoring indicates a likely deterioration in individual elements band status of the borough's water bodies, development proposals in affected areas will have to demonstrate that they would not exacerbate such deterioration in the relevant catchment. Intervention mechanisms will be required to improve the quality of the relevant catchment prior to the release of any further allocated sites or granting of planning permissions.

- 4.60 Policy SS4 establishes the framework for the release of the allocated sites identified in the Local Plan and the approach for bringing forward those sites identified in the latter half of the Local Plan period. It is recognised that, given the size of the sites identified for the later phases of the plan period, it will be necessary to undertake masterplanning, consultation and investigations into specific infrastructure requirements in advance of the completion of sites identified for delivery in the early stages of the plan period. This will ensure that homes can be delivered in a timely manner and to provide a supply of sites.
- 4.61 Annual monitoring will be the primary means of considering whether the borough is able to provide a supply of deliverable sites. It will be necessary to take into account completions to date, in addition to the housing trajectory to form a view on this matter, which will influence the delivery of sites in the later phase of the plan period. The borough's housing trajectory at March 2015, is shown below. A review of the plan will be triggered where additional allocations are necessary for the borough's housing needs to be met, for example, as a result of the non-delivery or delayed delivery of a greenfield allocation.





- 4.62 Given local water quality issues, further development will also be dependent on the status of water bodies, and this will be considered through monitoring undertaken by the Environment Agency through the relevant River Basin Management Plan and annual monitoring information which will be reported through the council's annual monitoring. In the event that this indicates that the status of the borough's water bodies is likely to deteriorate in band status, development proposals in affected areas will have to demonstrate that they would not exacerbate deterioration in the relevant catchment. The council will work in partnership with the Environment Agency, the water companies and other relevant parties to identify the means of reversing the deterioration through appropriate intervention mechanisms prior to the release of any further allocated sites or granting of planning permissions.

### Implementation and Monitoring

The policy will be implemented by:

- ensuring that there is a supportive approach to development on appropriate urban sites
- the determination of planning applications on relevant sites.

The policy will be monitored by:

- annual monitoring of housing completions and the preparation of a housing trajectory to set out how the borough will provide a five year supply of housing sites
- annual monitoring of water quality by the Environment Agency.

### Policy SS5 – Neighbourhood Planning

The council will support parish/town council and other representatives from local communities in non-parished areas, through the Neighbourhood Planning process.

In the settlements listed below, it will be necessary to identify sites/opportunities to meet the following levels of development, generally in and around defined Settlement Policy Boundaries:

- a) Bramley – at least 200 homes
- b) Kingsclere – at least 50 homes
- c) Oakley – at least 150 homes
- d) Overton – at least 150 homes
- e) Whitchurch – at least 200 homes



A further 150 homes will need to be identified in areas outside of those listed above and it will be necessary to identify sites/opportunities to deliver at least 10 homes within and adjacent to each of the settlements with defined Settlement Policy Boundaries<sup>7</sup>.

The council will support the relevant parish/town council and other representatives from local communities to identify the most appropriate means of meeting this requirement, through Neighbourhood Planning, rural exceptions schemes, or a review of Settlement Policy Boundaries.

The delivery of housing which meets the requirements of this policy will be monitored annually by the council to ensure the housing requirement is met and the council reserves the right to identify opportunities to address any shortfall through the DPD process. For the five named settlements, if a neighbourhood plan/neighbourhood development order (Regulation 16) has not been submitted by April 2017, the council will consider the need to allocate additional sites.

- 4.63 The council strongly supports the principle of Neighbourhood Planning, which includes the development of Neighbourhood Plans and Neighbourhood Development Orders, including Community Right to Build Orders. Neighbourhood planning offers local communities the opportunity to come together and agree on joint aspirations for their area, and consequently guide future development decisions. A number of local guides have been developed by the council to assist local communities through this process, including the Neighbourhood Planning Protocol (2013).
- 4.64 The council continues to support the preparation of Neighbourhood Plans across the borough, and 13 neighbourhood areas have been designated in the borough at time of publication. This includes parished areas where development levels have been set by the above policy. The council will work with these local communities to identify the most appropriate means of delivering the identified levels of development. The council will also support the development of suitable Neighbourhood Development Orders and Community Right to Build Orders which relate to a specific area of land.
- 4.65 Each of the policies in the Local Plan are strategic in nature and therefore all Neighbourhood Plans need to be in conformity with them, unless there is an agreed and significant local justification for an amended approach.
- 4.66 At least 750 homes will be delivered at the five named settlements through this policy, reflecting the size, characteristics, needs and sustainability credentials of these settlements. An additional 150 homes are expected to be delivered through Neighbourhood Planning across the remainder of the borough, outside of those settlements listed in the policy, Basingstoke Town and Tadley. At least ten homes will be delivered primarily within or adjacent to settlements with defined Settlement Policy Boundaries, in addition to other development outside of these areas where growth will reflect local needs and ambitions. Settlements with a defined Settlement Policy Boundary are listed below:

<sup>7</sup> Excluding Basingstoke and Tadley.



- Ashford Hill
- Burghclere
- Cliddesden
- Dummer
- North Waltham
- Old Basing
- Preston Candover
- Sherfield on Loddon
- St. Mary Bourne
- Sherborne St John
- Tadley / Baughurst / Pamber Heath
- Upton Grey
- Woolton Hill

This approach is based upon the ambitions of those parish and town councils who responded to a consultation exercise in 2011 and also the number of areas designated for neighbourhood planning purposes outside of those parishes where specific number allocations have been made.

- 4.67 Small residential developments of less than ten units (net gain of nine units or less) within the defined Settlement Policy Boundaries of the settlements listed will not qualify towards the targets outlined in the policy. Outside of the Settlement Policy Boundaries, developments of less than five units (net gain of four or less) will not qualify. 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.
- 4.68 Progress towards meeting the requirements set out in the policy will be monitored annually as part of the Authority Monitoring Report to ensure the requirements of the policy will be met within the plan period. The council reserves the right to identify opportunities to address any shortfall through appropriate means such as the adoption of suitable Development Plan Documents. For the five settlements named in the policy, the council will consider the need to allocate additional sites if no opportunities have been identified through a Submission neighbourhood plan/neighbourhood development order (Regulation 16) by April 2017.

### Implementation and Monitoring

The policy will be implemented by:

- supporting the development of Neighbourhood Plans and Development Orders, including Community Right to Build Orders, through to adoption and determining planning applications in line with relevant adopted policies.

The policy will be monitored by:



- annual monitoring of progress on the adoption and delivery of Neighbourhood Plans and Development Orders.
- annual monitoring of new residential development which will contribute towards the targets set out in the Policy

### **Policy SS6 – New Housing in the Countryside**

Development proposals for new housing outside of Settlement Policy Boundaries will only be permitted where they are:

- a) On 'previously developed land', provided that:
  - i) They do not result in an isolated form of development; and
  - ii) The site is not of high environmental value; and
  - iii) The proposed use and scale of development is appropriate to the site's context; or
- b) For a rural exception site for affordable housing; or
- c) For the re-use of a redundant or disused permanent building provided that the proposal:
  - iv) Does not require substantial rebuilding, extension or alteration; and
  - v) Does not result in the requirement for another building to fulfil the function of the building being converted; and
  - vi) Leads to an enhancement to the immediate setting; or
- d) For a replacement dwelling that is not temporary in nature, or an extension to an existing dwelling provided that:
  - vii) The size of the proposal would be appropriate to the plot; and
  - viii) It would not be significantly visually intrusive in the landscape; or
- e) Small scale<sup>8</sup> residential proposals of a scale and type that meet a locally agreed need provided that:
  - ix) It is well related to the existing settlement and would not result in an isolated form of development; and
  - x) The development will respect the qualities of the local landscape and be sympathetic to its character and visual quality; and
  - xi) The development will respect and relate to the character, form and appearance of surrounding development, and respect the amenities of the residents of neighbouring properties; or
- f) For a new dwelling linked to an existing and viable agricultural, forestry, horse breeding and training, livery or equivalent rural business, where it can be shown that:
  - xii) There is an essential need for the occupant to be on site at any time during any 24 hour period; and
  - xiii) No alternative suitable accommodation is available in the locality; and

<sup>8</sup> Four dwellings or fewer (net).



- xiv) The rural business linked to the proposed new building must have been viable for the previous three years; or
- g) Allocated for development in a Neighbourhood Plan which has been 'made' by Basingstoke and Deane Borough Council.

- 4.69 This policy applies to the countryside, i.e. areas outside defined Settlement Policy Boundaries which are not allocated for development in the Local Plan.
- 4.70 The aim of the Local Plan is to direct development to within the identified Settlement Policy Boundaries and specific site allocations. Within the countryside it is the intention to maintain the existing open nature of the borough's countryside, prevent the coalescence of settlements and resist the encroachment of development into rural areas. The countryside is therefore subject to a more restrictive policy.
- 4.71 However, the Local Plan recognises that the borough's rural areas include a large number of smaller settlements which vary in size and function, in addition to a variety of rural enterprises. As such, the policy incorporates sufficient flexibility to support the provision of new homes where they will enhance or maintain the vitality of rural communities and meet identified needs. The policy will prevent isolated homes in the countryside.
- 4.72 The redevelopment of previously developed land in the countryside will generally be encouraged provided that the site is not of high environmental value and that the proposed use and scale of development is appropriate to the site's context.
- 4.73 Buildings constructed of temporary or short-life materials, and which are derelict and in an advanced state of disrepair, are not considered suitable for re-use. A structural survey of the building to be converted may be necessary.
- 4.74 The council recognises that existing buildings within the countryside may be subject to proposals to replace them. However, this is limited to those which are not temporary in nature or the result of a temporary permission. The impact of a replacement dwelling is likely to increase with its size, especially in relation to the impact on its surroundings and being out of scale with its plot.
- 4.75 A replacement dwelling should be positioned within the site where it would result in no material harm, including to the local landscape or amenity.
- 4.76 The size and design of the proposal should respect the existing building and not result in the property becoming more visually intrusive in the countryside. The council will consider the size of the proposal compared with the existing building, the size of the resultant building and whether it would be out of scale with its plot. The cumulative impact of incremental extensions can significantly alter the impact of the original building over time. In considering an application for an extension, account will be taken of previous extensions to the building.



- 4.77 The policy allows small-scale new residential development in the countryside in limited circumstances, where it can be demonstrated that it would meet a local need, as agreed in consultation with the parish/town council (for example, in relation to dwelling size and type). Such developments should be four dwellings or fewer (net) to fall below the size threshold of sites that could be allocated through neighbourhood plans. It will be necessary for such developments to be well related to existing settlements and be suitably designed to respect the landscape setting and relate well to surrounding development.
- 4.78 There may be instances where it is necessary for a new dwelling to be built in the countryside to meet the need for a worker to be accommodated on site, such as for an agricultural, forestry, horse breeding and training, livery or equivalent use. In general, given that the borough's characteristics are such that most agricultural and other countryside-based enterprises are reasonably accessible to settlements, the council will require applicants to demonstrate that the need cannot be met through (for example) call out or the provision of casual overnight accommodation rather than a full time residence. The removal of agricultural ties to dwellings in the countryside will only be permitted where it can be demonstrated that the business linked to the dwelling has ceased to exist or that the business has permanently changed its operation which no longer requires the linked dwelling.

### Implementation and Monitoring

The policy will be implemented by:

- the determination of planning applications.

The policy will be monitored by:

- annual monitoring of housing completions outside of Settlement Policy Boundaries including new build, conversions, replacement dwellings and the number on previously developed land.

**Policy SS7 - Nuclear Installations – Aldermaston<sup>9</sup> and Burghfield**

The council requires development in the land use planning consultation zones surrounding (1) AWE Aldermaston and (2) AWE Burghfield to be managed in the interests of public safety.

Development will only be permitted where the Off Site Nuclear Emergency Plan can accommodate the needs of the population in the event of an emergency. All development proposals within all consultation zones that trigger consultation with the Office for Nuclear Regulation's (ONR) Directorate will be considered in conjunction with the ONR, who will have regard to:

- a) The proposed use;
- b) The scale of development proposed;
- c) The location of the development; and
- d) The impact of the development on the functioning of the emergency plan through appropriate consultation with the multi agencies who have duties under The Radiation Emergency Preparedness and Public Information Regulations (REPPiR).

- 4.79 There are two licensed nuclear installations located in close proximity to the border of Basingstoke and Deane Borough Council's administrative boundary; (1) the Atomic Weapons Establishment (AWE) Aldermaston and (2) AWE Burghfield which are both situated within West Berkshire.
- 4.80 The National Planning Practice Guide provides general advice about the need for consultation regarding proposed developments in the vicinity of licensed nuclear installations. This is a requirement of longstanding government policy which is administered by the ONR. The consultation thresholds and zones are agreed locally between the council and the ONR and are kept under review. The consultation zones are available to view on the council's website and as shown on the Plan's Key Diagram. Consultation zones may change over the plan period, as may the ONR's advice on particular proposals, in light of new information.
- 4.81 Applicants considering new development within these consultation zones are strongly encouraged to enter into discussions with the council to establish at an early stage whether there are likely to be any off-site emergency plan implications with regards the proposed development.
- 4.82 The consultation zones for the AWE installations cross over into neighbouring councils: West Berkshire District, Reading Borough and Wokingham Borough Council. Given the potential cumulative effects of any population increase surrounding the installations, it will be necessary to monitor committed and future development proposals in partnership with neighbouring councils, the multi agencies who have duties under REPPiR and the ONR.

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<sup>9</sup> Tadley



- 4.83 The ONR's decision whether to advise against a particular development will be based on the extent to which the Off Site Emergency Plan can accommodate the additional population.

### Implementation and Monitoring

The policy will be implemented by:

- advice upon and the determination of planning applications and continued close working with the ONR, Emergency Planners, multi agencies that resource the Off Site Emergency Plan and other affected neighbouring authorities.

The policy will be monitored by:

- annual monitoring of new development within the land use planning consultation zones and through discussions with the ONR and other affected neighbouring authorities.

### Employment, Leisure and Infrastructure Allocations

- 4.84 The following policies relate to specific employment, retail and infrastructure allocations which support the Local Plan's overall strategy, as outlined in section 2. Further information on meeting community needs and economic development is set out in Sections 5 and 7 of the Local Plan respectively.

### **Policy SS8 – Basing View**

Basing View will be regenerated as a 21<sup>st</sup> century business location and will be protected as a high quality strategic employment site for employment use (B1 class). It will support the role of Basingstoke town by encouraging economic prosperity and inward investment.

The regeneration of Basing View will fulfil its potential through a partnership approach and will seek to deliver the vision for the area. Development proposals will therefore be permitted which:

- a) Establish Basing View as one of the borough's primary focuses for employment through the provision of premier sustainable business facilities (B1 use);
- b) Support regeneration through the provision of complementary mixed uses such as retail, hotel(s), residential (including serviced apartments), education, medical facilities, leisure uses and restaurants;
- c) Make efficient and effective use of under used/vacant land;
- d) Utilise sustainable design and construction methods and provide on-site low carbon energy generation where feasible and viable;
- e) Deliver a total of approximately 300 dwellings at Basing View;
- f) Secure the provision of facilities for cyclists, pedestrians and public transport to access Basing View in a safe and convenient manner, including integration with the town centre and railway station and the necessary mitigation works for the wider highway network;



- g) Achieve a high standard of design and contribute towards the delivery of a high quality public realm.

Development will be permitted in accordance with the following provisions for each sub area as shown on the Basing View Inset Map:

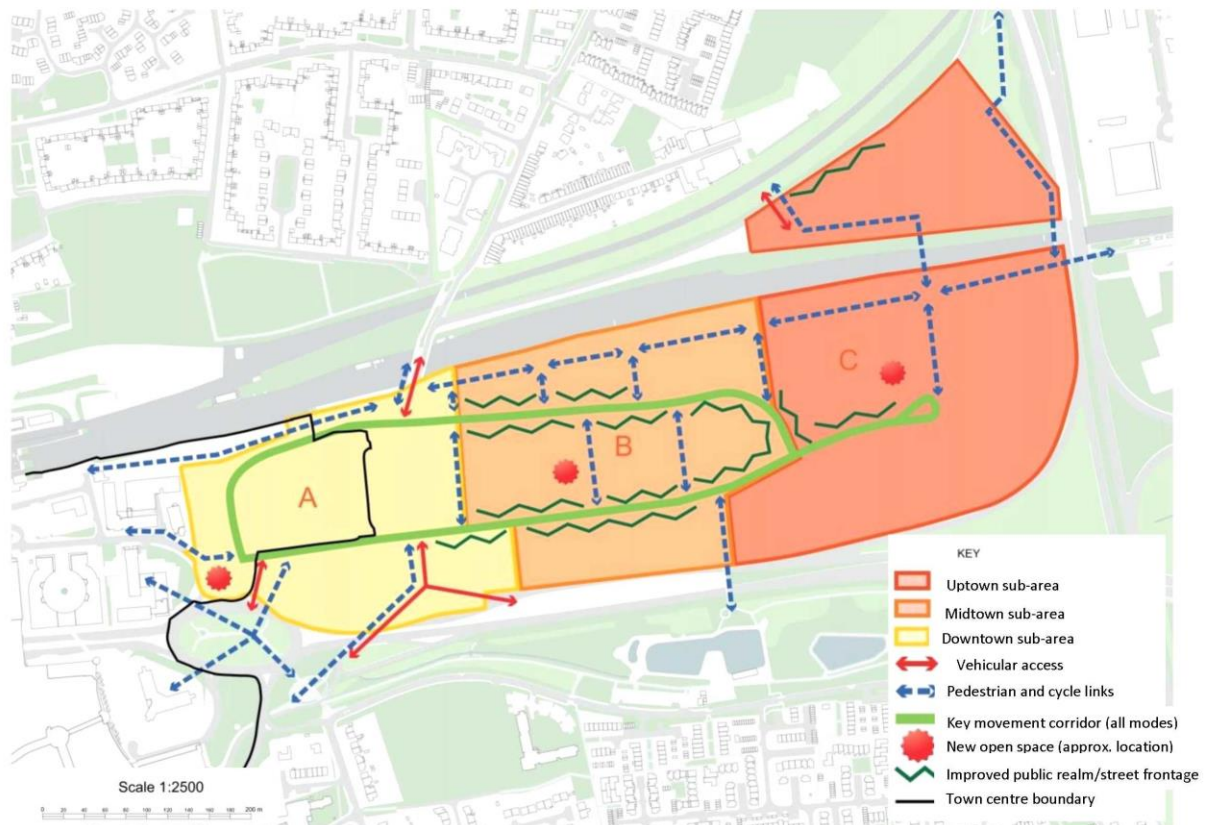
- i) Area A (Downtown): the area will be developed for a mix of town centre uses including retail, residential and leisure uses, while retaining a strong office presence. Development should be in line with Policy EP3 which defines the western end of the site as falling within the town centre boundary. Development will be expected to be of high design quality to reinforce the area's status as a gateway to Basing View and the town centre.
- ii) Area B (Midtown): the area will be developed primarily for office uses and will include a hotel, small scale complementary retail, leisure and restaurant uses with a new urban open space in a central location to act as a focal point for the development.
- iii) Area C (Uptown): the area, which includes the Gresley Road triangle site, will be developed primarily for B1 uses but may include residential development and small scale complementary leisure, retail, restaurant, medical and educational use.

- 4.85 Basing View, the boundary of which is defined on the Policies Map, is a key asset for the borough and the regeneration of this business district is of vital importance to the commercial future of the town and borough. The Employment Land Review (ELR) identifies the role of Basing View in delivering sustainable economic development in the borough, highlighting that the success of Basing View and other town centre investments is key to this aspiration by making more efficient use of land and being accessible by non-car modes (specifically public transport). The regeneration of Basing View also provides a key opportunity to deliver high quality B1 accommodation which will meet modern business requirements. As a business location, it benefits from excellent public transport and highway links and is located close to Basingstoke town centre's retail, cultural and leisure facilities. The Commercial Property Market Study (2013) identifies Basing View as one of eight key investment potential sites in the Enterprise M3 LEP area.
- 4.86 However, the image of the area, together with limited supporting uses and inadequate office stock has held back improvements in the past resulting in high vacancy rates and a poor environment for business. Basing View is competing with other business locations within the borough and elsewhere and is struggling to attract new occupiers, falling short of its full potential. Therefore, in order to improve the image of the site and achieve a development which meets modern business requirements it will be important to ensure that new development achieves a high standard of design both in relation to the individual buildings and the public realm. This will be facilitated by features such as active frontages and high quality hard and soft landscaping.
- 4.87 In light of the findings of both the Employment Land Review and the Enterprise M3 Commercial Property Market Study the council and its development partner are proactively working to realise the potential of Basing View and re-establish



the area as the borough's premier sustainable business location. The establishment of a partnership with Muse Developments is leading to some significant investments and a landowner masterplan is currently being developed in line with Policy SS8 and the Inset Map.

- 4.88 Market analysis and initial masterplanning work has demonstrated that there is a robust case for the regeneration of Basing View as a sustainable urban business location with the potential to capitalise on its excellent transport links and proximity to the town centre. The inclusion of complementary land uses, including retail, residential, hotels, leisure and restaurants will serve the office based business community, inject new life into the area and broaden the range of employment opportunities. The potential currently exists for provision of approximately 300 new residential units without prejudicing the primary economic and employment role of the site.
- 4.89 The regeneration of this area will be phased over an approximate 20 year period In accordance with the provisions of Policy SS8 and the Basing View Inset Map to create three distinct character areas, namely Downtown, Midtown and Uptown, which reflect the proximity to the town centre, accessibility and the different land uses within each area. Improving the public realm, introducing an appropriate mix of uses (including residential), improving pedestrian accessibility and wider links to the town centre will revitalise Basing View and create a more attractive and welcoming environment. It is anticipated that the regeneration of Basing View would realistically contribute up to 20,000 square metres of new Class B1 floorspace to the local economy during the plan period.
- 4.90 The western end of the Downtown area lies within Basingstoke Town Centre boundary where town centre uses will be permitted. The remainder of the Basing View site (excluding Gresley Road Triangle) will be considered as an edge of centre location for town centre uses, reflecting the aspirations to regenerate the site in its entirety to deliver a sustainable business location. The exception to this is retail proposals which should be located within the defined town centre boundary and then in edge of centre locations which, for retail purposes, are limited up to 300 metres from the primary shopping area. Small scale complementary retail may be permitted outside of the town centre boundary where this supports the regeneration aspirations.
- 4.91 An inset map has been prepared to show the broad distribution of uses on the site.



- 4.92 The feasibility of low carbon technologies on site, including district heating and CHP on site should be explored and incorporated into the redevelopment proposals if both feasible and viable. Any schemes for district heating and CHP should be designed to enable further connection and extension of the network to take place.
- 4.93 The regeneration of Basing View will make a major contribution to the local economy by attracting businesses and creating new employment opportunities at the site. The Highway Authority will therefore require Transport Assessment to accompany development proposals to demonstrate how they can be accessed by all modes of transport including walking and cycling, and improve integration with the town centre and railway station where possible. As a part of future improvements, changes to the wider highway network may also need to be secured through appropriate mitigation measures. It may also be necessary to consider Network Rail's proposals for a flyover to separate train movements and reduce delays for services from the South coast to Reading, the Midlands and the North, with those on the main line between London and the South coast. This should consider the opportunities to provide enhanced connections across the railway lines to the north of the site for all modes of transport.



### Implementation and Monitoring

The policy will be implemented through:

- the determination of planning applications for proposals on Basing View.

The policy will be monitored through:

- the determination of relevant planning applications
- The Authority Monitoring Report

### Policy SS9 - Basingstoke Leisure Park

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. Retail development on the Leisure Park will only be supported where it remains ancillary to the new or existing leisure uses and is required to make the new provision economically viable, without detriment to the borough's defined retail centres.

4.94 In addition to Basingstoke town centre, the Basingstoke Leisure Park is one of the borough's prime leisure destinations, comprising 45 acres of land owned and managed by the council. Since its inception, the Park has been developed in an ad-hoc fashion and there is now a long term strategy to refresh and where possible enhance the existing facilities. The policy designates the Park as a focus for new and improved recreation and leisure facilities with the potential to attract participants from across the borough and the wider area. The boundary of the leisure park is defined on the Policies Map.

### Implementation and Monitoring

The policy will be implemented through:

- the determination of planning applications relating to the site.

The policy will be monitored through:

- the Action Plan of the Strategic Plan for Sport and Recreation (2012-2025),
- annual monitoring of retail and leisure completion data, and
- updates to the Leisure and Recreation Needs Assessment.



### Policy SS10 – Chineham Railway Station

This 1.8 hectare site lies to the North West of Chineham and is reserved for the development of a new passenger railway station and associated car parking.

- 4.95 The delivery of a railway station at Chineham, which would be served by the Basingstoke to Reading stopping service, would provide access to the local area's residential developments and business parks. The provision of the railway station would contribute towards reducing car use within the local area and in the wider A33 corridor, resulting in environmental, social and economic benefits. It is recognised that this site may have some biodiversity value and any loss of biodiversity will be compensated for on-site or elsewhere. The site is defined on the Policies Map.
- 4.96 Work is continuing with Hampshire County Council, Network Rail and the current train operator (franchise due for renewal in 2019) to explore opportunities to deliver the station development. The Reading to Basingstoke line is to be electrified as part of wider rail investment plans to deliver an electrified freight network (electric spine) from the Southampton Docks to the West Midlands and Yorkshire. The electrification of the line will enable faster accelerating electric passenger trains to operate, thus increasing capacity for additional railway stations, such as Chineham, on the Reading to Basingstoke line.

### Implementation and Monitoring

The policy will be implemented through:

- the council working in partnership with key stakeholders including the Local Enterprise Partnership, Highways Authority, Network Rail and the Rail Network Operator to implement the station.
- the determination of planning applications for the proposed station.

The policy will be monitored through:

- the Annual CIL Report
- the Infrastructure Delivery Plan, and
- the determination of relevant planning applications.



### **Policy SS11 – Whitchurch Railway Station Car Park**

This 1 hectare site, which lies to the north of the railway line at Whitchurch is allocated for the development of a new passenger railway station car park. Proposals for a new rail station car park will be permitted provided that:

- a) Vehicle access to the site can be secured from Newbury Road;
- b) Access between the railway station and car park site can be secured; and
- c) The site is comprehensively landscaped given its location within the North Wessex Downs Area of Outstanding Natural Beauty.

- 4.97 The site is proposed as a new station car park to provide additional parking capacity at the busy Whitchurch Station. The site is defined on the Policies Map.
- 4.98 Work is continuing with the South West Trains/Network Rail Alliance to explore opportunities to deliver the station car park.

### **Implementation and Monitoring**

The policy will be implemented through:

- the council working in partnership with key stakeholders including the Highways Authority, Network Rail and the Rail Franchise to implement the station car park
- the determination of planning applications for the proposed station car park.

The policy will be monitored through:

- the determination of relevant planning applications.



## 5. Community Needs

### Background

- 5.1 The Local Plan has an important role to play in underpinning sustainable communities, by facilitating necessary health, education and community facilities and access to local housing, employment, leisure facilities and the natural environment. The Local Plan seeks to ensure that the borough's communities and countryside are flourishing with vibrant towns and villages providing homes and services to meet local needs.
- 5.2 New housing development will need to provide a range of house types, sizes and tenures in order to meet locally identified housing needs and provide choice and flexibility of housing for existing and new residents over the next 15 years, including for gypsies and travellers. There remains the need to maximise the provision of affordable housing and this will continue to be provided within new developments and as 'rural exceptions' in the countryside.
- 5.3 The provision of the necessary additional infrastructure and services required to serve the borough and any new development is critical to maintaining the quality of life of our residents and supporting communities and businesses. The Infrastructure Delivery Plan will identify the requirements for strategic infrastructure which will be delivered through a number of mechanisms including the Community Infrastructure Levy (CIL), Section 106 agreements or through direct provision with our delivery partners including Hampshire County Council.
- 5.4 The council will work with communities to deliver their aspirations through Neighbourhood Planning, and ensure that local services are retained and new facilities provided where there is local need.

**Policies within this chapter will set the framework for achieving the following objectives: B (sustainable transport); C (education/skills); D (attractiveness to workers, residents and visitors); E (thriving rural economy); F (new homes and infrastructure); G (delivery and infrastructure); H (housing mix); J (healthy lifestyles).**



### **Policy CN1 – Affordable Housing**

The council will require 40% affordable housing on all market housing sites. On-site provision will be expected for 5 or more net residential units. In exceptional circumstances off-site provision or financial contributions of equivalent value will be accepted.

Development proposals of less than 5 net residential units will be required to pay financial contributions of equivalent value towards the provision of affordable housing in the borough.

The tenure split of affordable homes will be 70% rented and 30% intermediate products.

15% of affordable homes should meet enhanced accessibility or adaptability standards<sup>10</sup> to enable people to stay in their homes as their needs change.

In seeking affordable housing provision the council will have regard to the current viability of developments including land values and other development costs.

The applicant will be required to submit an open book viability assessment where schemes do not meet the above policy requirements. In such cases the council will commission an independent review of the viability study, for which the applicant will bear the cost. Such proposals will only be acceptable where the viability case is accepted by the local planning authority and the approach contributes towards creating mixed and balanced communities.

- 5.5 The provision of affordable housing to meet required needs is a key priority for the council in order to ensure that those households in need are able to access housing in the borough.
- 5.6 The affordable homes provided must be distributed within the development to support the creation of integrated and mixed communities, however, practical implementation and management issues will be considered when taking into account the location of the affordable homes.
- 5.7 The council's Housing Register and the assessment of housing need undertaken as part of the Strategic Housing Market Assessment (SHMA) and subsequent work, demonstrates that there is a need to maximise the delivery of affordable housing in the borough.
- 5.8 In order to support the ageing population and the specific needs of some disabled people, the council expects 15% of affordable homes to be accessible and adaptable by meeting requirement M4(2) of the Building Regulations. The council may support proposals for wheelchair adaptable or wheelchair accessible affordable homes that meet requirement M4(3) in lieu of M4(2).

<sup>10</sup> Enhanced accessibility and adaptability standards are achieved by meeting requirement M4(2) or M4(3) of the Building Regulations 2015, or subsequent government standard.



- 5.9 The council acknowledges that the viability of schemes varies over time and with location, so the amount of affordable housing sought will be negotiated based on economic viability and the policy represents the starting point for discussions.
- 5.10 With the clear evidence of high levels of need for affordable housing in the borough, the policy requires all open market developments creating additional dwellings, regardless of size and location, to make a contribution towards the provision of affordable housing. The council will support schemes for 100 per cent affordable housing, where appropriate.
- 5.11 Although seeking affordable housing from all developments regardless of size, the policy has regard to the practicalities of provision on small sites. In exceptional circumstances and where justified, the council will accept off-site provision or a financial contribution of equivalent value in lieu of on-site provision towards the delivery of affordable housing elsewhere in the local area or borough to meet the wider affordable housing need. The council may consider the following to be acceptable:
- it would be impracticable for a registered provider to manage on-site affordable housing;
  - bringing existing housing stock back into use for affordable housing;
  - if the alternative site being proposed for development would be closer to local facilities;
  - where the off-site provision would lead to a significantly larger number of affordable houses being provided on the alternative site, without compromising the need for mixed and sustainable communities.
- 5.12 While developments that meet the thresholds will be expected to make provision on-site, for sites below the thresholds, provision will be in the form of financial contributions of equivalent value towards provision elsewhere in the local area. Where the calculation does not generate a requirement for a whole unit, the fractional contribution will also be towards provision off-site.
- 5.13 The precise scale, type and form of provision on each site will be the subject of negotiation. However, where the proportion of affordable housing required on-site does not amount to a whole number the council will seek provision of the nearest round number of affordable homes on-site.

### Implementation and Monitoring

The policy will be implemented by:

- working in partnership with the Housing Department, Housing Associations, registered providers and the Homes and Communities Agency or relevant bodies to ensure the delivery of homes to meet needs
- the undertaking of rural housing needs surveys
- tenure needs will be reviewed annually



- use of planning conditions and Building Regulations
- a Planning Obligations Supplementary Planning Document (SPD) which will set out how the financial contributions are to be calculated

The policy will be monitored by:

- assessing affordable housing completions and housing delivery through annual monitoring
- assessing delivery against the council's Housing Strategy targets.

### **Policy CN2 – Rural Exceptions for Affordable Housing**

Small scale residential development designed to meet the identified needs of local people unable to meet their own needs in the housing market will be permitted on sites outside of Settlement Policy Boundaries provided that:

- a) It does not result in an isolated form of development;
- b) The scale and tenure of development will be based on proven local need;
- c) The development will be in proportion with and respect the character, form and appearance of the immediate vicinity and surrounding area; and
- d) The development will be integrated into the existing community, where possible.

Subject to local housing priority, local circumstances, viability and market conditions, under this policy a proportion of market housing will be permitted. In such cases, the affordable element of the development should always comprise the greater proportion of units in comparison to the market units proposed. The council will only permit the minimum number of market homes required to deliver the scheme.

The developer will be required to submit an open book viability assessment for proposals which include a proportion of market housing on viability grounds. This will need to demonstrate that the proposed number of market dwellings is essential for the successful delivery of the development and is based on reasonable land values as an exception site. In such cases the council will commission an independent review of the viability study, for which the developer will bear the cost.

5.14 The borough has a significant rural area with approximately 40% of the population living outside Basingstoke town. The specific housing needs of the rural areas are of key concern for the council and this policy seeks to provide for development of affordable housing in areas where new development would not normally be permitted. This approach is supported in national guidance which highlights how important it is to meet the current and future needs of rural communities.

5.15 A number of rural exception sites have been successfully delivered in the borough. However the delivery of such schemes can be slow and the council is keen to facilitate a higher provision of affordable homes in rural areas in the future with a view to maintaining sustainable communities and meeting their



specific needs. The council would expect such schemes to be developed in engagement with the local community and with support from parish councils and the Rural Housing Enabler.

- 5.16 The provision of small scale market development in conjunction with affordable units will help enable more development sites to come forward to meet local demand. The provision of a small number of market units will also help maintain communities where development would not otherwise occur.
- 5.17 It is expected as a starting point that all units will be delivered on one site as a comprehensive form of development, in the interests of creating sustainable communities to prevent the subversion of policy. There may however be some cases where dispersal of units may be more appropriate to the rural settlement; it would be for the applicant to demonstrate that such split sites are the most suitable option for the settlement and that the sites are deliverable. In such cases, affordable units should be split between sites to encourage social integration within the community and development would be controlled by way of S106 agreements to ensure that the development is completed in order to ensure that all affordable homes are built.
- 5.18 In addition to this rural enabling policy, the Government's proposal to introduce the Community Right to Build will enable local communities to plan and deliver housing and other services that meet local needs where there is overall support from local residents. Delivery of affordable homes as part of rural exception sites could also be identified within Neighbourhood Plans which would also facilitate delivery.

### Implementation and Monitoring

The policy will be implemented by:

- working in partnership with Parish Councils, the Rural Housing Enabler, Housing Department, Registered Providers and Registered Social Landlords.

The policy will be monitored by:

- the delivery of rural exception sites through annual monitoring and assessing housing completions in the rural area.



### **Policy CN3 – Housing Mix for Market Housing**

Development will be permitted where the mix of market housing:

- a) includes a range of house type<sup>11</sup> and size to address local requirements; and
- b) Is appropriate to the size, location and characteristics of the site; and
- c) Is appropriate to the established character and density of the neighbourhood; and
- d) Provides 15% accessible and adaptable homes<sup>12</sup> to enable people to stay in their homes as their needs change.

Development proposals will be required to provide evidence, proportionate to the scale of development proposed, to justify the mix of housing proposed.

- 5.19 The implementation of this policy applies to market housing only. Policy CN1 relates to the provision of affordable housing.
- 5.20 A mixed community requires a variety of housing, particularly in terms of tenure (including private rented housing), to provide homes for different households such as families with children, couples, single person households and older people. The council recognises that to promote sustainable communities there must be a mix of types of housing that are provided in any given development or location. The council will seek to balance communities where particular house sizes or tenures have become prevalent beyond an evidenced need.
- 5.21 Evidence indicates that a mix of market housing required to meet future demand varies across the borough. A number of studies have been carried out to assess future housing requirements. The Strategic Housing Market Assessment (SHMA), Neighbourhood<sup>13</sup> Housing Stock Analysis, Older Person's Survey and Rural Housing Survey provide information on the mix of development required in urban and rural locations. This evidence is valuable in determining the local housing picture and, as a consequence, which types and tenures of housing are required.
- 5.22 Developers will need to demonstrate that they have assessed a range of sources of housing evidence, including the SHMA and suitable monitoring reports, in the development of their proposals. Local stakeholders, including town and parish councils, and community associations can provide additional targeted information through the pre-application process that assists an applicant to submit a locally relevant scheme.
- 5.23 As well as seeking to provide opportunities for local people to rent or buy a home, it is also important for a variety of housing types and sizes (including plots

<sup>11</sup> Including for older people, bungalows and suitable accommodation for downsizing with small gardens or outdoor space, and for those wishing to build their own homes.

<sup>12</sup> Accessible and adaptable homes are those that meet requirement M4(2) of the Building Regulations 2015 or any subsequent government standard.

<sup>13</sup> Oakley, Winklebury and Rooksdown, Bucksdown, Kempshott and Fiveways, Hatch Warren and Beggarwood Lane, Brighton Hill, South Ham, Cranbourne, Brookvale and Kings Furlong, Popley, South View and Oakridge, Central, Eastrop, Black Dam, Lychpit and Binfield, Old Basing and Chineham.



for self-build) to be provided to help achieve balanced and sustainable communities. It will be more appropriate for schemes with a higher proportion of smaller units to be provided on sites in or adjoining the centres of settlements with a good or a reasonable range of services and public transport provision. However, the appropriate range of housing for any scheme will need to take into account the physical characteristics of the site, the character of the area, community context, local housing need and existing provision.

- 5.24 Demographic projections show an ageing population, resulting in an increasing need for housing that meets the needs of older persons, including independent living, sheltered housing, Extra Care accommodation and care homes. This is addressed further under Policy CN4.
- 5.25 In the borough a significant and increasing proportion of older people are private owner-occupiers living in mainstream housing (76 per cent of the population aged 60+ years in 2011). It is evident that most people will choose to remain in their homes provided they are able to do so. The council recognises these aspirations and will encourage more new homes that are adaptable to enable people to remain in their homes as long as possible. Appropriate 'downsizing' accommodation, including bungalows, with small gardens or outdoor space will be supported.
- 5.26 There is a direct correlation between age and disability, and whilst only a small proportion of these older households will become full time wheelchair users, many will experience some form of permanent or temporary disability as they get older. The needs of wheelchair users are often impossible to meet in general needs housing and invariably require significantly increased circulation and activity spaces within and between rooms, particularly in bathrooms and kitchens.
- 5.27 Given the impact of the ageing population, the specific needs of some disabled people and local evidence, there is a requirement for homes with higher levels of accessibility and adaptability.
- 5.28 Development proposals will be required to provide evidence to justify the mix of housing proposed. The mix on a site should take account of the following factors:
- demographics of the local area and associated housing requirements
  - the characteristics of the site and local area
  - any masterplanning or development brief for the site
  - any viability considerations.
- 5.29 The council recognises that for smaller developments (typically those of 3 or less units) it may not be appropriate to meet the requirements of the policy.



### Implementation and Monitoring

The policy will be implemented by:

- advice on and the determination of planning applications for residential development
- use of planning conditions and Building Regulations
- the undertaking of housing surveys.

The policy will be monitored by:

- annual monitoring of housing types, sizes and tenures of housing completions.

### Policy CN4 - Housing for older people/Specialist housing

Proposals for housing specifically designed<sup>14</sup> to meet the identified needs of older people or specialist accommodation<sup>15</sup> (including for people with support needs) will be permitted where:

- i) they meet a proven identified need; and
- ii) the location is appropriate in terms of access to facilities, services and public transport.

Where there is evidence of an identified unmet need in the local area and the location is appropriate in terms of access to facilities, services and public transport, larger scale<sup>16</sup> new residential<sup>17</sup> developments should incorporate specially designed housing/specialist accommodation, to meet the needs of older people and people with support needs.

The council will require affordable housing on all such developments that fall within Use Class C3, in accordance with Policy CN1 (Affordable Housing). Where it can be demonstrated that it would not be possible to provide affordable accommodation on-site, developers will be required to pay a financial contribution of equivalent value towards the provision of affordable housing.

5.30 The number of older people living in the borough is expected to continue to increase over the plan as people are living longer. This trend is likely to present some challenges, particularly in terms of ensuring that appropriate accommodation in suitable locations is available to meet everyone's needs. There is also a necessity to consider the requirements of people with other specialist care needs.

<sup>14</sup> Includes retirement housing (over 55's) and continuing care retirement communities. This does not include mainstream housing which falls under Policy CN3.

<sup>15</sup> Includes care or nursing homes, extra care housing and other housing to meet the needs of the NHS and Local Authority Adult Social Services including for those with a disability.

<sup>16</sup> Approximately 200 units.

<sup>17</sup> Use Class C3.



- 5.31 Older people have a range of income levels, aspirations and differing levels of health, fitness and disability. These diverse needs will be recognised through the encouragement of a broad range of housing choices including a variety of housing types, tenures and specialist accommodation.
- 5.32 A key principle in meeting the housing needs of older people will be to maximise their ability to live independently for as long as they are able and wish to do so. It will also be vital that they feel empowered to make choices regarding their accommodation and housing-related services.
- 5.33 The requirement in Policy CN3 that adaptable general needs housing is provided will be particularly important, as it will help to maximise the adaptability of new housing and the ability of people to remain in their homes as their needs and circumstances change.
- 5.34 Although the majority of older people will live in mainstream housing, it is likely that new specialist accommodation will be required during the Local Plan period, and such provision can help people to downsize and free up family houses for others. The precise amount and type of specialist accommodation required will depend on a range of factors including the choices of individual people and households. Identifying sites for such provision can be challenging, and it is therefore appropriate for major new housing developments to incorporate some provision specifically for older people.
- 5.35 Where specialist accommodation is provided, it will be important to ensure that it effectively, provides residents with a high level of amenity, and enables them to live independently as far as possible for example by ensuring it is located close to local facilities and services. Policy CN1 (Affordable housing) will not be applied to residential institutions and other types of accommodation for older people and people with support needs that do not fall within the definition of a dwelling (Use Class C3).

### Implementation and Monitoring

The policy will be implemented by:

- advice on and the determination of planning applications for residential development and specialist accommodation.

The policy will be monitored by:

- annual monitoring of housing types, sizes and tenures of housing and specialist accommodation completions.



### **Policy CN5 – Gypsies, Travellers and Travelling Show People**

The council will make provision for 16 additional gypsy and traveller pitches and 3 temporary stopping places to meet the accommodation needs of Gypsies, Travellers and Travelling Showpeople in the borough, as indicated in the most recent Gypsy and Traveller Needs Assessment.

The council will meet the identified need for Gypsies, Travellers and Travelling Showpeople through the provision of plots and/or pitches as part of Greenfield allocations as set out in policies SS3.9, SS3.10, SS3.11 and SS3.12.

If planning proposals for accommodation sites for Gypsies, Travellers and Travelling Showpeople are received for sites other than those set out in policies SS3.9, SS3.10, SS3.11 and SS3.12, they will only be permitted where:

- a) There is an identified need for the pitch provision;
- b) There is no adverse impact upon local amenity and the natural and historic environment;
- c) The site is located within a reasonable distance of local services with capacity, including education establishments, health and welfare services, shops and community facilities;
- d) There is safe and reasonable access to the highway, public transport services and sustainable transport options;
- e) Adequate on-site facilities are provided for parking, storage, play and residential amenity and appropriate essential services;
- f) The potential for a mix of uses on the site has been demonstrated, where required; and
- g) The potential for successful integration between travelling and settled communities has been demonstrated.

Planning permission will not be granted for the replacement of lawful Gypsies, Travellers and Travelling Showpeople sites by permanent dwellings or other uses unless it can be clearly demonstrated to the satisfaction of the local planning authority that there is no genuine need or likely future need for Gypsies, Travellers and Travelling Showpeople sites in the locality and other planning policy requirements are met.

5.36 The council has a commitment to support sustainable communities and address housing needs. This applies to the travelling communities as well as settled communities.

5.37 The council as the local planning authority is required to identify sites for the likely permanent and transit site accommodation to meet the needs of Gypsies, Travellers and Travelling Showpeople.

5.38 There are distinct differences in the culture and way of life of Gypsies and Travellers, and Travelling Showpeople. For this reason Planning Policy for Traveller Sites (DCLG, 2015) provides two separate definitions:



### Gypsies and Travellers means:

- 5.39 *“Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family’s or dependants’ educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such.”*

### Travelling showpeople means:

- 5.40 *“Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family’s or dependants’ more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.”*
- 5.41 Planning Policy for Traveller Sites (PPTS) requires local planning authorities to identify and update annually, a supply of specific deliverable<sup>18</sup> sites sufficient to provide five years’ worth of sites against their locally set targets. The council published an updated Gypsy and Traveller Needs Assessment (GTNA) in August 2015. This identified a need for 16 pitches and 3 temporary stopping places. The study was produced before the publication of the amended PPTS, and therefore these pitch requirements may need to be reappraised during the course of the Plan period.
- 5.42 The Local Plan sets a strategy for providing accommodation for gypsies through the delivery of sites on the four largest housing allocations. The council considers that this constitutes the most effective method of meeting the requirements set out in the PPTS. When providing gypsy and traveller sites on the housing allocations it will be necessary to have regard to the relevant criteria listed in policy CN5.
- 5.43 In addition to providing pitches on the 4 largest housing allocations, pitches can also be provided on appropriate sites via planning applications, subject to meeting the criteria set out in the policy and national guidance. The criteria in the policy respond to the need to ensure that Gypsy, Traveller and Travelling Showpeople sites are accessible and that there is convenient access to local services and facilities, specifically educational, medical and welfare services. The available provision of local services, especially schools, to meet the needs of the occupiers must also be reviewed and appropriately addressed. When considering applications for sites, the council will take the following factors into account:
- 5.44 **Suitability of the site** – Contaminated sites, site close to power lines, railway lines, un-neighbourly uses should be avoided unless the impact can be

<sup>18</sup> To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that development will be delivered on the site within five years and in particular that development of the site is viable.



mitigated. Caravans, mobile homes and park homes are highly vulnerable to flood risk. Therefore sites in Flood Zone 3 will not be permitted and sites in Zone 2 will be required to satisfy the Sequential and Exception tests.

- 5.45 **Sustainability of the location** – Locations in or near existing settlements are more likely to have reasonable access to local health, educational and retail facilities. Such locations will also allow for integration between the settled and travelling communities. Sites in such locations will also help improve access to employment opportunities and public transport by a variety of means other than private car.
- 5.46 **Nationally recognised designations** – AONBs, SSSI, conservation areas etc. should be avoided unless there are no alternative locations and any identified impacts can be adequately minimised.

### Implementation and Monitoring

The policy will be implemented through:

- the development of masterplans for the strategic housing sites referred to in the policy
- the determination of relevant planning applications
- the need for transit sites within the borough will be investigated through further evidence based work undertaken on a cross boundary basis.

The policy will be monitored through:

- the annual monitoring of the supply of sites and planning applications for Gypsy, Traveller and Travelling Showpeople sites
- and through regular updates to the Gypsy and Traveller Needs Assessment (GNAA).

### Policy CN6 – Infrastructure

New development will be required to provide and contribute towards the provision of additional services, facilities and infrastructure at a rate, scale and pace to meet the needs and requirements that are expected to arise from that development.

Therefore, development proposals will be permitted where it can be clearly demonstrated that infrastructure can be provided and phased to support the requirements of proposed development.

Infrastructure provision or improvements should be provided on-site as an integral part of a development. Site specific mitigation measures will be secured by planning obligations.



Where off-site measures are proposed they should meet identified needs, and the Community Infrastructure Levy (CIL) will be the primary mechanism to secure the necessary financial or equivalent contribution from development.

New infrastructure should be provided prior to occupation of the development, or in larger schemes, prior to the occupation of the phase of the development for which it is needed. This will be secured by appropriate planning conditions, s.106 planning obligations including bonds and the council's procedures with respect to the use of CIL revenue.

The requirements for strategic and local infrastructure are set out in the council's Infrastructure Delivery Plan (IDP), and Supplementary Planning Documents. This will also include development briefs and masterplans associated with allocated sites. A summary of green space, sport and recreation standards applied on development are set out in Appendix 4.

5.47 Development proposals need to identify clearly how they will accommodate growth, and the provision of the necessary infrastructure in the creation or enhancement of sustainable communities. The council has prepared, in consultation with service providers including Hampshire County Council, an Infrastructure Delivery Plan in support of the Local Plan setting out the infrastructure needs associated with development growth, together with how and when these items are to be delivered and funded. The IDP will be reviewed on a regular basis throughout the life of the Local Plan.

5.48 Infrastructure includes matters such as:

- transport
- flood defences
- education including skills and training initiatives
- health provision
- social care
- community, leisure and recreation and cultural facilities, incl. library services and art
- sports facilities
- green space, green infrastructure
- affordable housing, incl. specialist housing and gypsy and traveller sites
- utility services
- telecommunications particularly superfast broadband across the borough
- energy (including heat)
- waste
- cemetery provision
- water service infrastructure including an effective sewerage disposal
- fire and emergency service facilities
- community safety
- public realm improvements.



- 5.49 It also includes a wide range of other social, environmental and economic infrastructure, which will have been provided to support existing and new communities and will be of benefit to all. Failure to make sufficient provision for this infrastructure could result in an unacceptable burden on existing communities and the environment.
- 5.50 The Government is committed to securing a world-class communication system. Currently, the main barrier to this is the limited availability of super-fast broadband.
- 5.51 Development proposals should therefore contribute towards the provision of infrastructure suitable to enable the delivery of super-fast broadband services across the borough and facilities supporting mobile broadband and Wi-Fi, should be included where possible and viable.
- 5.52 Developments should provide for the physical requirements of communication infrastructure, allowing for future growth in service infrastructure. According to a White Paper from BT (January 2011), it is estimated that around 80% of the cost of deploying new infrastructure is associated with civil engineering costs. Therefore as a minimum, suitable ducting should be provided to the public highway that can accept fibre optic cabling.
- 5.53 Where power lines cross the development, developers will be required to liaise with utilities companies aiming for undergrounding of overhead cabling wherever possible.
- 5.54 The council recognises the role of art in improving the quality of the environment and the overall design in new development proposals which can contribute to the creation of a sense of place and local identity in public buildings, commercial developments, housing, streets and parks.
- 5.55 Developers will need to demonstrate that existing, planned and/or committed infrastructure is sufficient to accommodate new development proposals. This includes demonstrating that there is adequate water supply, surface water drainage, foul drainage and sewage treatment capacity both on and off site to service the development. Necessary improvements to sewerage water treatment infrastructure will be programmed by the water companies and need to be completed prior to occupation of the development. This is to ensure that such infrastructure is in place to avoid unacceptable impacts on the environment such as sewage flooding of residential and commercial property and pollution of land and watercourses. In some circumstances this may make it necessary for developers to arrange for appropriate studies to ascertain whether the proposed development will lead to the overloading of existing local infrastructure. Where there is a capacity problem in the local network developers will be expected to requisition or otherwise fund local infrastructure improvements.
- 5.56 The council will work in partnership with infrastructure providers, stakeholders and cross border partners to identify and deliver the requirements for strategic



infrastructure in the borough to meet forecast demands including any identified infrastructure deficits.

- 5.57 Where existing infrastructure is considered insufficient to accommodate new development, the council will seek contributions or measures in line with Government guidance, either in the provision of on-site facilities and/or a contribution towards enhancement of off-site facilities including strategic infrastructure. Where on-site provision or financial contributions are made, arrangements for the on-going maintenance of facilities will be required. Early implementation of infrastructure is needed including the upgrading of infrastructure where an existing capacity issue exists where relevant.
- 5.58 Opportunities to share resources and premises between different services will be prioritised to ensure local service provision works for, and supports, local communities. This could include, for example, health-care provision linked to a community hall, or a school providing opportunities for community use or adult learning.
- 5.59 This infrastructure provision will be secured either through conditions or a planning obligation or mechanisms set out in Community Infrastructure Levy (CIL) Regulations. The type and amount of infrastructure sought from each development will be appropriate and reasonable and directly related to the scale of development and the council will take into account the economic viability of the development proposal. The council will continue to work with infrastructure providers and stakeholders to identify the infrastructure required to facilitate the development set out in the Local Plan, including by what means this is to be delivered to ensure that the spatial strategy remains robust in terms of delivery.
- 5.60 The investment necessary to meet demand will come from a variety of sources, including the private development industry, public agencies, utility service providers and government funding. Priority will also be given to the opportunity for resources and infrastructure to be shared between different services.
- 5.61 The council will continue to work with other members of the LEP to facilitate economic growth in the region. This will also involve cross-border working and considering development outside the borough which may facilitate growth to benefit the LEP area.
- 5.62 Following the introduction of the CIL Regulations in 2010 local authorities are empowered to charge a levy on most types of new development. A charging schedule setting out CIL rates is being prepared and once adopted will be used alongside the Planning Obligations SPD and Infrastructure Delivery Plan to help fund the provision of infrastructure needed to support development in the borough and make it acceptable and sustainable. The council will need to allow a prescribed proportion of CIL to be allocated to the neighbourhood directly affected by new development.



- 5.63 All planning obligations will continue to be carefully assessed to ensure that they meet the tests contained in paragraphs 204 and 205 of the National Planning Policy Framework and the CIL Regulations.

### Implementation and Monitoring

The policy will be implemented through the consideration and determination of planning applications in regard to:

- the preparation of a Planning Obligations SPD.
- inclusion of any specific land use requirements for infrastructure in masterplans for strategic sites, including the Infrastructure Delivery Plan (IDP) identifying the key infrastructure projects required to support the delivery of the Local Plan. The infrastructure schedule will be maintained on the council's website and will be updated as further infrastructure requirements or projects are identified. And
- the council's future CIL Charging Schedule and Regulation 123 List.

The policy will be monitored through:

- annual monitoring and updates to the IDP and Regulation 123 List, and
- monitoring of relevant Legal Agreements as planning obligations are triggered.

### Policy CN7 – Essential Facilities and Services

Development proposals will be permitted where they provide or improve essential facilities and services, and sustain and enhance the vitality and viability of communities. In addition to allowing, in principle, such proposals within settlements, these facilities and services may, as an exception, be permitted adjacent to settlements where they will meet an identified local need.

Development proposals which would be detrimental to or result in the loss of essential facilities and services that meet community needs and support well-being will only be permitted where it can be clearly demonstrated that:

- a) The service or facility is no longer needed; or
- b) It is demonstrated that it is no longer practical, desirable or viable to retain them; or
- c) The proposals will provide sufficient community benefit to outweigh the loss of the existing facility or service, meeting evidence of a local need.

The council will work positively with local communities and support proposals to retain, improve or re-use essential facilities and services, including those set out in Neighbourhood Plans or Orders including Community Right to Build Orders, along with appropriate supporting development which may make such provision economically viable.



- 5.64 The aim of this policy is to provide borough wide support to the long term sustainability of communities by facilitating:
- good access to essential facilities and services for all residents and businesses, with encouragement for shared resources and premises between different service providers
  - a healthy local population supported by high quality healthcare provision
  - vibrant towns and villages providing essential facilities and services to meet local needs
  - high quality service provision for rural communities, such as health, education and broadband infrastructure
  - opportunities for meetings and social engagement by members of the community
  - ensuring that local communities are able to meet their day to day needs.
- 5.65 The retention and improvement of essential facilities and services is a key issue, particularly for residents outside Basingstoke Town, and one that has been consistently raised by residents through consultation. Support for essential facilities and services are important to the sustainability of local communities, as well as for social inclusion.
- 5.66 This policy seeks to support suitable proposals which provide and improve essential facilities and services, whilst also protecting essential facilities and services from redevelopment or change of use unless it is no longer necessary, practical, desirable or viable to retain them, or it can be demonstrated that they are no longer needed. The essential services covered by this policy are set out below. The policy covers any building or the land upon which it sits in order to avoid the loss of important community facilities through demolition. The essential facilities and services covered by this policy include:
- health care facilities, including surgeries, nursing and residential care homes
  - shops, including local shopping parades
  - post offices
  - pubs
  - education facilities, including libraries and childcare facilities
  - places of worship
  - community buildings including community centres and village halls
  - cemeteries.
- 5.67 Planning applications that would entail the loss of an essential facility or service must show evidence of alternative provision, financial viability, or the results of marketing exercises to show that the service cannot continue to be provided. The views of the local community on any loss must be sought as part of the assessment potential to retain the essential service in question. The council has produced guidance on marketing requirements which sets out the minimum standard of information to be provided to the council.



- 5.68 This policy also seeks to support proposals for new essential facilities and services that would meet identified local needs. In addition to allowing, in principle, such proposals within settlements, these facilities and services may, as an exception, be permitted adjacent to settlements where they will meet an identified need. Any application for new development outside of, but adjacent to, settlements should be supported by evidence of the local need or through its identification in Neighbourhood Plans.
- 5.69 In addition to this policy, the council will work proactively with local communities, including through Neighbourhood Planning and the Community Right to Build, to help local communities plan and deliver services that meet local needs where there is the required level of support from local residents.

### Implementation and Monitoring

Implementation will be through development management and decisions on planning applications. Neighbourhood Planning could also bring forward local services for which there is an identified need and community support.

There is monitoring of relevant information through the annual monitoring process, for example, planning applications for change of use, growth/decline in rural businesses, distance of new development from local services.

### Policy CN8– Community, Leisure and Cultural Facilities

Development proposals will be permitted where they:

- a) Retain and maintain existing facilities which are valued by the community;
- b) Improve the quality and capacity of facilities valued by the community;
- c) Provide new facilities, in accordance with adopted council standards, where there is evidence of need that cannot be met by existing provision; and
- d) Are delivered to prescribed timescales to meet the needs of the community that are being provided for.

Where opportunities exist, the council will support the co-location of community, leisure and culture facilities and other local services.

Proposals that would result in the loss of valued facilities currently or last used for the provision of community, leisure and cultural activities will only be permitted if it is demonstrated that:

- e) The facility is no longer needed for any of the functions that it can perform; or
- f) It is demonstrated that it is no longer practical, desirable or viable to retain them;  
or
- g) Any proposed replacement or improved facilities will be equivalent or better in terms of quality, quantity and accessibility and there will be no overall reduction in the level of facilities in the area in which the existing development is located;  
or



- h) The proposal will clearly provide sufficient community benefit to outweigh the loss of the existing facility, meeting evidence of a local need.

Any development proposals that would result in the loss of community, leisure and cultural facilities must be accompanied by an assessment which clearly shows the facility or land to be surplus to requirements. As a minimum the assessment must evaluate the quantity and quality of existing facilities in the locality and assess the need and value to the community. The views of the local community on any loss must be sought as part of this assessment.

The council will work positively with communities, including local voluntary organisations, and support proposals to develop, retain, improve or re-use community, leisure or cultural facilities, including those set out in Neighbourhood Plans/Orders including Community Right to Build Orders, along with the appropriate supporting development which may make such provision economically viable.

5.70 Facilities and services which are essential for underpinning community life and ensuring that members of the local community are able to meet their day to day needs are addressed by policy CN7. Whereas, facilities and services which enrich and ensure the vitality of communities are protected, supported and facilitated by CN8. CN8 also relates to facilities which serve the wider community i.e. which go beyond just local needs.

5.71 It is recognised that community, leisure and cultural facilities provide social and economic benefits. They can generate employment, have a positive impact on the local evening economy and may be used to underpin larger mixed-use developments.

5.72 By way of example, and for the purposes of the Local Plan, community, leisure and cultural facilities include (the list(s) below is not exhaustive):

- sports and recreation facilities including playing fields, sports and leisure centres, swimming pools, indoor sports halls and leisure centres, indoor bowls, gymnastics centres, indoor sports facilities, health and fitness facilities/gyms, ice rinks, artificial turf pitches (ATP), athletics tracks, tennis and netball courts, bowling greens, grass pitches, golf courses/driving ranges, multi-use games areas (MUGAs), water based facilities e.g. canoeing and other outdoor sports space
- health care facilities and education
- youth facilities including formal and equipped play provision, and indoor and outdoor facilities for children and young people
- cultural facilities including concert halls, theatres, libraries, museums, archive facilities, community arts centres, arts/craft centres and art in the public realm.

5.73 The borough is relatively well provided for in terms of community, leisure and cultural facilities, which are supported by a strong network of council, club, community, education and private sector partners and volunteers. However, some of this infrastructure is now failing to meet changing needs.



- 5.74 As part of the Local Plan objective to advance the health and well-being of the borough's communities, the council will seek to reinforce existing levels of infrastructure in relation to community, leisure and cultural facilities in order to support increased and sustained participation within local communities. This will help to reduce inequalities in the frequency of participation, increase accessibility and encourage more community involvement from a wider cross section of residents. Accommodating the needs and expectations of younger and older people is a particular priority.
- 5.75 The focus will be on retaining, maintaining and improving existing facilities which are valued by the community so they can meet changing needs and expectations. Facilities that are valued by the community are defined as those that are recognised for their contribution to community activity and amenity, providing facilities that enable participation in a range of community, leisure and cultural activities. There will be evidence of customer demand, a track record of well-attended community activity and sound management of the facility. The identification and priorities for retaining, maintaining and improving existing provision will be set out in the council's Strategic Plan for Sport and Recreation, Cultural Strategy, Community Buildings Strategy and Community Plans.
- 5.76 The policy ensures that any development proposals that would result in the loss of community, leisure and cultural facilities must be accompanied by an assessment of both existing facilities and the need for and value of the facility to the community. The views of the local community, particularly parish councils and users of the facility, must be sought as part of this process and guidance will be available outlining what such an assessment should include.
- 5.77 It is envisaged that community facilities will combine several functions and form a vital focus for social and recreational activities. The policy supports the principle of co-locating facilities, although transport and accessibility implications will be carefully reviewed when considering such proposals. Supporting the co-location of community facilities and services at sites of local and district significance includes supporting and strengthening the voluntary and community sector network of organisations in order to maximise the use and viability of community buildings.
- 5.78 Where there is evidence that existing provision is not able to meet needs, the council will work with partners to seek and where possible, enable new facilities in accordance with the council's standards based on quality, quantity and accessibility. A hierarchy approach will be adopted to ensure the right mix of local/neighbourhood, district and borough-wide provision across the borough.
- 5.79 The green space, sport and recreation standards are set out in more detail in Appendix 4.



### Implementation and Monitoring

The policy will be implemented through:

- advice on and the determination of relevant planning applications.

The policy will be monitored against:

- the objectives and action plans of the relevant council strategies including the Strategic Plan for Sport and Recreation, Cultural Strategy, Community Buildings Strategy and Community Plans.

### Policy CN9 – Transport

The council will work in partnership to promote a safe, efficient and convenient transport system which will:

- i) Build on the borough's strategic location, through improvements to strategic road and rail connections to the wider area;
- ii) Promote transport choice, through improvements to public transport services and supporting infrastructure, and providing coherent and direct cycling and walking networks to provide a genuine alternative to the car and facilitate a modal shift;
- iii) Improve access to Basingstoke town centre and rail station by all modes of transport and ensure good integration between transport modes;
- iv) Manage congestion and provide for consistent journey times; and
- v) Promote and improve safety, security and healthy lifestyles.

Development should seek to minimise the need to travel, promote opportunities for sustainable transport modes, improve accessibility to service and support the transition to a low carbon future.

Development proposals will be permitted that:

- a) Integrate into existing movement networks;
- b) Provide safe, suitable and convenient access for all potential users;
- c) Provide an on-site movement layout compatible for all potential users with appropriate parking and servicing provision; and
- d) Do not result in inappropriate traffic generation or compromise highway safety.

Development proposals that generate significant amounts of movement must be supported by a Transport Statement or Transport Assessment and will normally be required to provide a Travel Plan<sup>19</sup>.

<sup>19</sup> Refer to Planning Practice Guidance: <http://planningguidance.communities.gov.uk/blog/guidance/travel-plans-transport-assessments-and-statements-in-decision-taking/overarching-principles-on-travel-plans-transport-assessments-and-statements/>



Development should be of high quality, sustainable in design, construction and layout, offering maximum flexibility in the choice of travel modes, including walking and cycling, and with accessibility for all potential users<sup>20</sup>. Development will be permitted where it:

- e) Does not have a severe impact on the operation, safety or accessibility to the local or strategic highway networks;
- f) Mitigates impacts on the local or strategic highway networks, arising from the development itself or the cumulative effects of development, through the provision of, or contributions towards, necessary and relevant transport improvements, including those secured by legal agreements or through the Community Infrastructure Levy;
- g) Protects and where possible enhance access to public rights of way;
- h) Provides appropriate parking provision, in terms of amount, design and layout, in accordance with the adopted Parking Standards;
- i) Provides appropriate waste and recycling storage areas and accessible collection points for refuse vehicles, in accordance with the Design and Sustainability SPD; and
- j) Ensures that all development proposals provide a co-ordinated and comprehensive scheme that does not prejudice the future development or design of suitable adjoining sites.

5.80 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, given the role of the borough in the Enterprise M3 LEP area. To facilitate this, future transport planning of the borough will support the approach of policy CN9 through the preparation of a Transport Strategy for the Borough, in partnership with Hampshire County Council, transport operators, Network Rail, local interest groups and local residents and business. This will provide a framework to ensure that there are opportunities to access key services, facilities and employment locations by a range of modes of transport, including accessibility from new developments. This will be supplemented by the Borough Cycling Strategy which provides further detail on the council's ambitions in terms of cycling, including the provision of a Strategic Cycling Network.

5.81 The Transport Strategy will sit within the framework of the Hampshire Local Transport Plan (LTP) (2011 - 2031) produced by Hampshire County Council and any successor to this. The LTP provides the long term framework for transport policies within the borough. The Plan seeks to improve accessibility through the three initiatives of reduce, manage and invest. To assist in meeting the objective of creating sustainable communities, the council will, working in partnership with Hampshire County Council and others, aim to:

- improve accessibility to services
- reduce the need to travel
- manage congestion, and

<sup>20</sup> Department for Transport Manual for Streets, and Hampshire County Council Companion Document to Manual for Streets.



- achieve more sustainable travel behaviour through the policies and proposals within the Local Plan.
- 5.82 Hampshire County Council published a Transport Statement to set out the transport objectives and delivery priorities for the borough. The Transport Statement builds upon existing transport related documents covering the borough, notably the Local Transport Plan, Basingstoke Town Access Plan (TAP) to provide:
- a local transport policy framework for the borough
  - a framework to assist with the prioritisation of transport investment
  - a basis for land use planning and development planning
  - assistance to the council with infrastructure planning in support of the Local Plan.
- 5.83 It is essential that new developments provide safe and suitable access to the highway network and provide a safe and secure on-site movement layout that minimises conflicts between traffic and cyclists or pedestrians, considers the needs of people with disabilities, accommodates the efficient delivery of goods, materials and supplies, and encourages the use of sustainable transport modes, whilst providing appropriate parking provision for all potential users. Transport provision varies considerably across the borough, with relatively good accessibility by all modes of transport (including, walking, cycling, public transport and private car) in Basingstoke town and some of the larger settlements, to lower levels of accessibility in some of the more remote rural areas.
- 5.84 Through the provision of services and facilities locally, it is possible to help to minimise the need to travel, and provide greater scope for people to have a choice of modes of transport, including non-car modes. This, together with improved use of technology to facilitate increased working from home, can assist in limiting the impact of new development on the transport network.
- 5.85 Walking and cycling have a key role to play in ensuring an increase in sustainable travel. This can be achieved by providing safe walking and cycling routes with appropriate surfaces and lighting that are accessible to all, are convenient to reach, and link to places where services are located. The Cycling Strategy and accompanying proposed Strategic Cycle Network provide further guidance on measures to encourage and facilitate cycling in the Borough. Development proposals may be required to assist in the provision of the network and/or provide appropriate connections, as well as close working with Hampshire County Council to achieve this. secure, convenient and weather resilient cycle parking will normally be required at destinations, including at key transport interchanges; where appropriate lockers and changing facilities should also be provided.
- 5.86 Development will be resisted where it is considered it would adversely affect future infrastructure improvements for public transport. The borough's transport



networks are continuing to evolve and improve through investment by the council, the highway authority and other partners.

- 5.87 Proposals will be encouraged to provide infrastructure supporting the use of alternative vehicle types and fuels in support of a lower carbon future. Examples could include installation of electric vehicle charging points.
- 5.88 Residential parking standards are set out in the council's Residential Parking Standards Supplementary Planning Document (2012) and, for non-residential developments, they are set out in the council's Parking Standards (2003). The levels of provision required varies across the borough to reflect the more rural nature of some settlements, and assists in maintaining vitality and viability in smaller settlements where alternative modes of transport may not be so readily available. Standards are also set for cycle parking, for powered two-wheeled vehicles and for the percentage of wider spaces for users with mobility difficulties. A new SPD will be produced to contain both residential and non-residential parking standards in the borough.
- 5.89 The thresholds for the need for a Transport Assessment or Travel Plan are set out in Planning Practice Guidance, as referred to in Footnote 19 above. However, in some circumstances a Transport Assessment may be appropriate for smaller developments than suggested and a Transport Statement will normally be required to support developments for Houses in Multiple Occupation and residential sub-divisions.
- 5.90 Travel Plans are recognised for their part in reducing the impact on the environment by encouraging modal shift, including promoting schemes for reducing travel and travel at peak times (e.g. flexible working), electronic communication, car sharing or promoting transfer to alternative modes.
- 5.91 There are many rural communities where there are limited alternative forms of transport and car use is the only real option for travel. The characteristics of the borough and its relatively scattered pattern of settlements and rural road network must be considered in any transport proposals. The council will support the development of future flexible community based transport initiatives and will work with the county council to develop initiatives to serve rural areas. The retention of local services and facilities will also help to reduce the need to travel for many communities, although the travel needs of various groups such as children and older persons will require special consideration.
- 5.92 The council will seek to enter into legal agreements with potential developers to secure the implementation of specific improvements or contributions towards their implementation in accordance with the wider access strategy outlined in the Local Transport Plan, Borough Transport Statement and Community Infrastructure Levy Charging Schedule. Such improvements may include new or improved highway and non-highway access infrastructure or the provision of new or additional public transport services.



- 5.93 The policy seeks to make certain that all development proposals are designed to ensure that future development of suitable adjacent development site(s) could be accommodated from a transport and access perspective. Therefore, the council's assessment and evaluation of planning applications will consider how development schemes safeguard future development of suitable adjoining sites.

#### **Implementation and Monitoring**

The policy will be implemented by:

- the determination of planning applications.

The policy will be monitored by:

- the number of Section 278 agreements signed or S106 agreements/CIL contributions towards transport infrastructure.



## 6. Environmental Management and Climate Change

### Background

- 6.1 An overall ambition of the Local Plan is to plan positively to create, protect enhance and manage networks of biodiversity and green infrastructure whilst meeting the area's social and economic needs. The high quality built and natural environment contributes towards the quality of life and wellbeing of the borough's residents. Results of consultation completed both as part of the Local Plan preparation and through other relevant consultation clearly highlights the importance that local residents attach to protecting such assets and minimising the impact of change. The Local Plan aims to protect such assets while supporting proposals which seek to conserve, restore or enhance such environments, including the regeneration of some built up areas.
- 6.2 The Local Plan also aims to create successful places to live which are of high-quality design, accessible, useable, locally distinctive and of sustainable design and construction. Such places should improve the quality of life for our residents and contribute towards creating safer, healthy and more integrated communities. The Local Plan also aims to achieve a reduction in carbon dioxide emissions and minimise the impacts of climate change.

**Policies within this chapter will set the framework for achieving the following objectives: A (sustainable growth); D (attractiveness to workers, residents and visitors); G (delivery of infrastructure); H (housing mix); I (regeneration); J (healthy lifestyles); K (sustainable energy use); L (high quality design); M (water and flooding); N (biodiversity); O (historic environment).**

### The Natural Environment

- 6.3 The countryside of the borough is one of its key assets, contributing significantly to the quality of life locally. The landscape of the borough is predominantly rural and agricultural, containing a diverse pattern of landscapes from rolling chalk downland, pastoral river valleys and historic parkland to lowland farmland and farms, villages and hamlets with a few larger settlements including Basingstoke. The north west of the borough (approximately 30% of the total area) contains 80 square miles of the North Wessex Downs Area of Outstanding Natural Beauty which is recognised as a landscape of national importance.
- 6.4 The local countryside supports a wide range of habitats and species, such as significant areas of key habitats including those defined as being of principal importance (s.41 Natural Environment and Rural Communities Act 2006). Habitats in the borough support key species including strong populations of a number of European Protected Species and Species of Principal Importance.



This existing diversity is largely owing to the differing geological influences and important river systems which run through the area. In particular this includes:

- the River Test - known internationally for trout and salmon fishing and designated a Site of Special Scientific Interest (SSSI)
- the River Loddon - a high quality chalk river which is in part an EU salmonid river containing Biodiversity Action Plan (BAP) habitats of principal importance.

6.5 Other habitats include increasingly rare wetland habitats within the floodplains of the rivers mentioned above and a relatively high proportion of remaining ancient semi-natural woodland areas. The very rarest types of site are nationally designated as Sites of Special Scientific Interest (SSSI's) (of which there are 19 in the borough) and many others are locally designated as Sites of Importance for Nature Conservation (SINC's), a Hampshire-wide designation.

6.6 The borough has a good range of green infrastructure assets, ranging from Green Flag awarded parks in the heart of Basingstoke to an extensive network of public rights of way and publicly accessible countryside under the Countryside and Rights of Way (CRoW) Act. However, the types of green infrastructure and their benefits are not evenly distributed and the maximum benefits are not always realised due to inaccessibility, lack of awareness, poor linkages or under management. There are also pressures which could potentially affect such assets, including current trends in biodiversity loss and future growth. The biodiversity characteristics and trends in biodiversity within the borough are investigated in greater depth within the Borough Living Landscapes Strategy.

6.7 With two distinctive geological areas, the Thames Basin and Hampshire Downs, the north of the borough contrasts strongly with the south. The southern two thirds is dominated by chalk downland, a large proportion of which forms part of the Test and Itchen catchment. The northern part is influenced by deposits of clay and sand and is generally impermeable, except for the chalk in the River Loddon at Basingstoke. This northern area forms part of the River Thames catchment and contains a complex network of rivers and streams.

6.8 The countryside and the borough's green networks and open spaces provide a valuable resource for agriculture, biodiversity, water and pollution management and tourism and help to encourage a sense of well-being as a part of a healthy lifestyle. The policies of the Local Plan will ensure that there is the necessary local framework in place to maintain and enhance such assets.

6.9 The council's Green Infrastructure Strategy sets out the approach to manage, protect and restore existing green infrastructure and to expand and reconnect green infrastructure where there is an identified deficit or where housing growth is planned and additional provision is needed. Living Landscapes sets out the natural environment strategy for the council to create:

- a locally distinctive and attractive, countryside, with a character that reflects local geology, soils, material and traditions



- a halt to the net loss of biodiversity and recovery of wildlife populations and habitats, where possible, and
- a reconnection of people with the natural environment, farming and other forms of rural land management.

6.10 In partnership with the Local Nature Partnership and key partners, the council will further develop these objectives through a range of measures including Biodiversity Priority Areas and developing ecological network mapping at a landscape scale. This work will inform green infrastructure planning through the development management process.

### **Policy EM1 – Landscape**

Development will be permitted only where it can be demonstrated, through an appropriate assessment, that the proposals are sympathetic to the character and visual quality of the area concerned. Development proposals must respect, enhance and not be detrimental to the character or visual amenity of the landscape likely to be affected, paying particular regard to:

- a) The particular qualities identified within the council’s landscape character assessment and any subsequent updates or relevant guidance;
- b) The visual amenity and scenic quality;
- c) The setting of a settlement, including important views to, across, within and out of settlements;
- d) The local character of buildings and settlements, including important open areas;
- e) Trees, ancient woodland, hedgerows, water features such as rivers and other landscape features and their function as ecological networks;
- f) Intrinsically dark landscapes;
- g) Historic landscapes, parks and gardens and features; and
- h) The character of the borough’s rivers and tributaries, including the River Loddon and Test, which should be safeguarded.

Development proposals must also respect the sense of place, sense of tranquillity or remoteness, and the quiet enjoyment of the landscape from public rights of way. Development proposals will not be accepted unless they maintain the integrity of existing settlements and prevent their coalescence.

Where appropriate, proposals will be required to include a comprehensive landscaping scheme to ensure that the development would successfully integrate with the landscape and surroundings. The assessment of character and visual quality and the provision of a landscaping scheme should be proportionate to the scale and nature of the development proposed.

Designation of the North Wessex Downs Area of Outstanding Natural Beauty reflects the national importance of that landscape and its setting. Development proposals in the AONB or its setting will also be determined in accordance with national planning policy and criteria set out in the North Wessex Downs AONB Management Plan.



- 6.11 The borough is largely rural in character and includes many locally distinctive, high quality landscapes which are greatly valued by both residents and visitors. It is important to conserve and, where possible, enhance the different landscape character areas of the borough, while accommodating the change needed to address social and economic objectives and meet the needs of communities. Attractive environments are essential to the borough's tourism industry and to the wider economic objectives as well as the health and wellbeing of its residents. There is the potential for development, leisure, recreation and tourism pressure to erode the character and nature of the landscape unless properly managed. It is also important to be aware of the broader implications of gradual change through the cumulative effects on character, particularly in terms of the impact on more small-scale or local features.
- 6.12 A comprehensive Landscape Assessment of the borough was undertaken in 2001; this document identified 20 distinct landscape character areas within the borough and summarises the key characteristics, qualities and issues associated with each area. The council has in place a strategy and action plan for dealing with landscape and biodiversity issues set out in the document Living Landscapes (2010). Other relevant documents include community produced Village Design Statements, Neighbourhood Plans and Orders, Countryside Design Summary and the North Wessex Downs Management Plan adopted by the local authorities within the AONB.
- 6.13 A proportionate approach shall be applied to development proposals so that the requirements of policy EM1 will be applied flexibly depending on the nature and scale of the proposals. Where considered necessary by the LPA, as a result of the nature and scale of the proposal, a landscape assessment will be required to demonstrate compliance with the criteria of this policy.

### Implementation and Monitoring

The policy will be implemented through:

- advice on and the determination of relevant planning applications; and
- working in partnership with Natural England, and North Wessex Downs AONB.

The policy will be monitored against:

- the objectives and action plans of the relevant strategies and plans set out in the supporting text of the policy.



### **Policy EM2 – Strategic Gaps**

In order to prevent coalescence of built up areas and to maintain the separate identity of settlements, the generally open and undeveloped nature of the following gaps will be protected:

- Basingstoke - Oakley
- Basingstoke - Sherborne St John
- Basingstoke - Old Basing
- Basingstoke/Chineham - Bramley/Sherfield on Loddon
- Tadley-Baughurst

Development in gaps will only be permitted where:

- a) It would not diminish the physical and/or visual separation; and
- b) It would not compromise the integrity of the gap either individually or cumulatively with other existing or proposed development; or
- c) it is proposed through a Neighbourhood Plan or Neighbourhood Development Order, including Community Right to Build Orders.

6.14 In parts of Basingstoke the towns and villages are located relatively close to one another and the land allocations within this plan will in some instances reduce the distance between settlements further. The gaps have not been defined to protect the countryside or landscape (policy EM1), they are essentially a planning tool to prevent the coalescence of settlements and maintain the separate identity of settlements.

6.15 A clear gap between settlements helps maintain a sense of place for both residents of, and visitors to, the settlements on either side of the gaps. When travelling through a strategic gap (by all modes of transport) a traveller should have a clear sense of having left the first settlement, having travelled through an undeveloped area and then entered the second settlement.

6.16 Small scale development that is in keeping with the rural nature of the gaps will not be prevented, provided that it is appropriately sited and designed to minimise the impact on the openness of the gap and subject to other policies of this plan.

6.17 The precise boundaries for the gaps are set out in the Policies Maps. An assessment of the strategic gaps has been prepared to support the Local Plan.

### **Implementation and Monitoring**

The policy will be implemented through:

- Advice on, and the determination of, relevant planning applications.



### **Policy EM3 – Thames Basin Heaths Special Protection Area**

New residential development which is likely to have a significant effect on the ecological integrity of the Thames Basin Heaths Special Protection Area (SPA) will be required to clearly demonstrate that any potential adverse effects are fully mitigated.

For all net additional residential development within a 5km straight line distance of the SPA, relevant mitigation measures will be required in line with the Thames Basin Heaths Delivery Framework. This will include the provision of, or contributions towards, Suitable Alternative Natural Green Space (SANGS), and contributions towards Strategic Access Management and Monitoring (SAMM). Applications for large scale residential development (over 50 new dwellings) within 5-7km of the SPA will be assessed individually and, if needed, bespoke mitigation will be required in accordance with Natural England guidance.

- 6.18 The Thames Basin Heaths Special Protection Area (SPA) is recognised under the EC Birds Directive and includes areas of heathland across Surrey, Hampshire and Berkshire, covering 11 different local authorities. The SPA has been identified as an internationally important breeding habitat for three rare species of bird populations (Dartford Warbler, Woodlark and Nightjar). This policy seeks to avoid the impact of recreation and urbanisation on the habitat through increased population within close proximity of the SPA.
- 6.19 Natural England's research suggests that increased population arising from housing developments at a distance of up to 5km away from the SPA can cause significant disturbance to the breeding success of these rare bird populations. Although the SPA does not fall within the borough, part of the 5km buffer zone covers the north east of the borough and this policy provides the framework for dealing with development proposals in this area. This does not exclude the requirement for other schemes (including non-residential development) likely to have a significant effect, alone or in combination with other plans or projects, to be subject to a Habitat Regulations Assessment.
- 6.20 The Thames Basin Heaths SPA Delivery Framework (February 2009) sets out the Joint Strategic Partnership Board (JSPB)'s recommended approach and provides further guidance with respect to the provision of SPA-related avoidance measures. This includes the provision of Suitable Alternative Natural Green Spaces (SANGs) as an alternative recreational area to the SPA. Within the 5km buffer zone of the SPA, schemes will be assessed for the need to provide developer contributions towards Suitable Alternative Natural Green Spaces (SANGs), in agreement with Natural England and the JSPB. The council will work with neighbouring authorities, in particular Hart District Council, to identify appropriate SANGs to be funded by these developer contributions.

### **Implementation and Monitoring**

The policy will be implemented through:

- advice on, and the determination of, relevant planning applications.



### **Policy EM4 – Biodiversity, Geodiversity and Nature Conservation**

1. Development proposals will only be permitted if significant harm to biodiversity and/ or geodiversity resulting from a development can be avoided or, if that is not possible, adequately mitigated and where it can be clearly demonstrated that:

- a) There will be no adverse impact on the conservation status of key species; and
- b) There will be no adverse impact on the integrity of designated and proposed European designated sites; and
- c) There will be no harm to nationally designated sites; and
- d) There will be no harm to locally designated sites including Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves (LNRs); and
- e) There will be no loss or deterioration of a key habitat type, including irreplaceable habitats; and
- f) There will be no harm to the integrity of linkages between designated sites and key habitats.

The weight given to the protection of nature conservation interests will depend on the national or local significance and any designation or protection applying to the site, habitat or species concerned.

2. Where development proposals do not comply with the above they will only be permitted if it has been clearly demonstrated that there is an overriding public need for the proposal which outweighs the need to safeguard biodiversity and/ or geodiversity and there is no satisfactory alternative with less or no harmful impacts. In such cases, as a last resort, compensatory measures will be secured to ensure no net loss of biodiversity and, where possible, provide a net gain.

3. Applications for development must include adequate and proportionate information to enable a proper assessment of the implications for biodiversity and geodiversity.

4. In order to secure opportunities for biodiversity improvement, relevant development proposals will be required to include proportionate measures to contribute, where possible, to a net gain in biodiversity, through creation, restoration, enhancement and management of habitats and features including measures that help to link key habitats.

Approaches to secure improvements could be achieved through:

- a) A focus on identified Biodiversity Opportunity Areas and Biodiversity Priority Areas as identified in the councils Green Infrastructure Strategy (and subsequent updates) where appropriate; and through
- b) On-site and/ or off-site provision linked to new development in accordance with the council's adopted green space standards.

6.21 Pressures on local biodiversity resources range from global issues such as climate change to a lack of appropriate local management and pressures from development. Of the latter, in addition to land take issues, indirect impacts such



as recreational pressure, increased pollution and water abstraction all need to be addressed in order to conserve, sustain and re-create biodiversity for current and future generations.

- 6.22 The policy provides a framework for conserving and enhancing the borough's existing biodiversity assets while enabling opportunities to achieve a net gain in biodiversity. The council will work in partnership with the local community, developers, landowners, Hampshire and Isle of Wight Wildlife Trust and other organisations to conserve, restore and enhance the borough's biodiversity in accordance with the council's natural environment strategy Living Landscapes, the Hampshire Biodiversity Action Plans, South East Biodiversity Strategy and the government's biodiversity strategy Biodiversity 2020 (and any subsequent updates).
- 6.23 The council will be guided in this enabling approach by actively pursuing opportunities for biodiversity improvement within allocated sites and within the relevant Biodiversity Opportunity Areas (BOA) and Biodiversity Priority Areas (BPA), as defined in the borough's Green Infrastructure (GI) Strategy. BOAs are large areas of landscape, selected across the southeast of England and represent areas where biodiversity improvements are likely to have the most beneficial results at a strategic scale. BOAs represent extensive tracts of land and they are not intended to represent a constraint to development or other land uses such as farming. BPAs are smaller specific areas deemed to represent the primary opportunities for habitat improvement and restoration in the borough and they include areas of degraded or former key habitat types, areas that serve as an important buffer around existing habitats and areas that have a high potential to create links between existing key habitats.
- 6.24 The council has set meaningful, time-bound targets for habitat creation and restoration within the council's Green Infrastructure Strategy, and where appropriate, will seek improvements to biodiversity through development proposals. The council will also seek habitat creation and management proposals which will expand existing habitats, or link them, either through direct physical connection or by providing 'stepping stone' features. Through this approach the council will seek to avoid a net loss in biodiversity and actively pursue opportunities to achieve a net gain in biodiversity across the borough.
- 6.25 Where it has been clearly demonstrated there is no satisfactory alternative to a development proposal including allocated sites where there could be harm to biodiversity interests, the risks will be mitigated as far as practicable through design, construction management and other measures. Where there is still likely to be a residual loss of biodiversity, compensation measures will be put in place through the creation of like-for-like habitats wherever possible, or features of biodiversity value or through practical conservation works to maintain populations.
- 6.26 When considering mitigation and compensation measures, the council will favour approaches that best serve the interests of biodiversity conservation in the long-term. This will be through a combination of on-site provision, where



there are opportunities to achieve this within areas of open space linked to new development (see the council's adopted green space standards), and/ or off site provision through developer contributions sought in accordance with the Planning Obligations SPD and Infrastructure Delivery Plan (IDP). The GI Strategy will guide how developers' contributions will be used and to identify local needs for new habitat creation and enhance existing resources. This may result in consideration being given to compensating any residual impacts through activities elsewhere in the borough rather than through on-site activities or translocation schemes if success is likely to be higher and/or make a greater contribution to the conservation of the species or habitat type concerned. In determining the level of compensation to ensure no net loss of biodiversity, or where possible a net gain, factors including delivery risk and time lags between loss of habitat and the creation of similar quality habitat will be considered.

- 6.27 Separate policies on strategic development allocations set out the strategic expectations for the protection and enhancement of biodiversity in respect of individual sites. Additional detail on the means of delivering these sites will be set out in SPDs, masterplans, and development briefs, which will involve consultation and engagement with local communities and interested parties.
- 6.28 The locations of nationally designated sites of importance for biodiversity and geodiversity (i.e. SSSIs) are identified on the Policies Map. Locally designated sites (such as SINCs and LNRs) are identified within the council's Living Landscapes natural environment strategy. Priority areas for habitat creation and restoration are identified in the Green Infrastructure Strategy. Locally designated sites (SINCs) are designated, amended and /or deleted on an annual basis.
- 6.29 Key habitats, in the context of this policy, are those listed in the council's Living Landscapes natural environment strategy. 'Key species' is an umbrella term to cover legally protected species, Species of Principal Importance in England and Notable Species in Hampshire. Legally protected species mean those given statutory protection for nature conservation reasons. Specifically, this means those species given protection under the Wildlife and Countryside Act 1981, the Conservation of Habitats and Species Regulations 2010 and the Protection of Badgers Act 1992. Species of Principal Importance in England are those listed under the provisions of Section 41 of the Natural Environment and Rural Communities Act 2006. Notable Species in Hampshire are listed in the Living Landscapes strategy which can be found on the council website [www.basingstoke.gov.uk](http://www.basingstoke.gov.uk). Special additional legal considerations apply in determining planning applications that affect European Protected Species (i.e. those protected under the Conservation of Habitats and Species Regulations 2010).
- 6.30 It should be noted that adverse effects on nature conservation interests are not necessarily limited to the proposal site. Adjacent land, including that outside the Local Plan boundary, must also be considered.



### Implementation and Monitoring

The policy will be implemented through:

- advice on and the determination of relevant planning applications; and
- working in partnership with Natural England, the Hampshire and Isle of Wight Local Nature Partnership and Hampshire Biodiversity Information Centre.

The policy will be monitored against:

- the condition and extent of SSSIs and extent of council-owned SINC's in the borough
- key semi-natural habitat lost to development
- area of habitat creation/restoration associated with new development or on private land through council initiatives
- increase in the area of council open spaces managed for biodiversity interest.

This monitoring will be reported through an annual Living Landscape Update, incorporating outputs from the relevant strategies/action plans above and relevant indicators arising from Biodiversity 2020 (when available).

### Policy EM5 – Green Infrastructure

Development proposals will only be permitted where they do not:

- a) Prejudice the delivery of the council's Green Infrastructure Strategy (and subsequent updates);
- b) Result in the fragmentation of the green infrastructure network by severing important corridors/links; or
- c) Result in undue pressure on the network which cannot be fully mitigated.

The council will support proposals which seek to improve links and remedy identified deficiencies in the green infrastructure network in accordance with the council's Green Infrastructure Strategy.

The council will seek to protect and enhance the quality and extent of public open space and public rights of way. Proposals for the redevelopment of public and private open spaces will not be permitted unless it can be clearly demonstrated that:

- d) Replacement areas will be at least equivalent in terms of quality, quantity and accessibility, and there will be no overall negative impact on the provision of green infrastructure; or
- e) A robust assessment clearly demonstrates that the space is surplus to local requirements and will not be needed in the-long term in accordance with the council's local standards; or



- f) The proposal is for alternative recreational provision which meets evidence of local need in such a way as to outweigh the loss.

Development proposals will be permitted where it can be clearly demonstrated that green infrastructure can be provided and phased to support the requirements of proposed development and be in accordance with the council's adopted green space standards. Green space and equipped play will normally be provided on-site.

Consideration will be given to an off-site financial contribution towards the enhancement of existing facilities, in addition to, or instead of, provision of new green space on site but only where:

- g) The quantity standard for the number of proposed dwellings does not result in a requirement for green space which meets the minimum size standard for a particular type; or
- h) It can be demonstrated that the needs of new residents can be met in this way without adversely impacting on the needs of existing residents.

6.31 Green infrastructure is a network of green spaces and other environmental features which provides a multi-functional green space resource. For the purposes of the Local Plan, 'multi-functional' green space can be defined as green space which acts as a focus for the community, contributes to community cohesion and development, landscape conservation, biodiversity conservation, visual amenity and tranquillity, environmental sustainability, active and passive recreation, and the local economy. Examples of multi-functional green space provision can include:

- playing fields
- parks and gardens
- areas used for informal recreation
- courtyards and amenity open space in residential developments including incidental areas of green space such as grass verges
- informal provision for children and young people
- allotments and community gardens
- cemeteries and churchyards
- accessible countryside and woodland (e.g. designated under the Countryside and Rights of Way Act)
- Public Rights of Way
- Local nature reserves
- green corridors, and
- river corridors.

6.32 The borough's GI Strategy identifies existing greenspace assets which collectively form a multi-functional system connected by footpaths, cycle ways and bridleways and by features which enable the movement of wildlife. The strategy defines where there are opportunities to improve the network at a strategic level, and how these improvements could potentially be funded and



maintained over the lifetime of the Local Plan. These will be developed in more detail through a number of subsequent action plans.

6.33 The council will work in partnership with the local community, developers, landowners, Hampshire and Isle of Wight Wildlife Trust and other organisations to provide, protect, maintain and enhance the borough's network of high quality 'multi-functional' green space. Through this overall approach to green infrastructure the borough will aim to:

- provide, protect and maintain a range of existing green infrastructure assets, ranging from borough-wide to neighbourhood level provision
- provide opportunities for informal recreation and access to nature within appropriate distance thresholds set out in the council's standards
- provide high quality safe green routes for pedestrians, cyclists and horse riders linking all accessible green spaces
- develop an integrated network comprising public and private open space, and public rights of way
- support biodiversity conservation through the management of existing accessible natural green space and through the restoration and creation of habitats
- contribute to the conservation and enhancement of local distinctiveness, landscape quality and character, visual amenity and the historic environment including archaeological sites
- mitigate and adapt to climate change through natural drainage, flood water storage, carbon capture, and pollution and microclimate control.

6.34 Basingstoke town is generally well provided for in the amount of green space available and most residents in the town have good access to at least one green space. However, many of these areas are of relatively low value and investment is required to improve their multi-functionality. There are, however, inequalities in terms of quantity, quality and accessibility of green spaces across the borough with certain areas having a deficiency of open space. The council recognises the need to address the quantity of open space through provision of new green spaces to meet local need and also to address quality through the enhancement of low quality existing green spaces. The council will, from time to time, identify specific local areas of open space, which are afforded protection by this policy.

6.35 Proposals that would harm the overall green infrastructure network will only be permitted in exceptional circumstances where the negative impact arising from the development can be wholly mitigated. In these circumstances the council will require measures including qualitative, quantitative and accessibility improvements to the overall network and for the residents affected by the development. Off-site provision provided as part of mitigation for the loss of green infrastructure will be expected to contain a similar habitat and have at least the same functional value.

6.36 The GI Strategy will define areas to guide and target countryside and management initiatives where biodiversity improvements are likely to have the most beneficial benefits at a landscape scale. These areas include BOAs that



have been identified throughout the south east of England for this purpose, and include areas where there are local opportunities to achieve net gains in biodiversity. In addition, the strategy will identify smaller specific BPAs that are considered to represent the primary areas of priority and opportunity in which the council and its partners will actively pursue the restoration, enhancement and management of habitats as well as buffer and reconnect designated sites.

- 6.37 Where suitable, development proposals will be expected to contribute towards the improvement and enhancement of green infrastructure in accordance with the GI Strategy and associated standards. The council will support opportunities for remedying deficiencies in provision and potential to increase open space provision will be set out in the relevant development brief for the allocated sites. This will ensure that developers can incorporate green infrastructure into development proposals at an early stage.
- 6.38 The GI Strategy also identifies other opportunities for future green infrastructure improvements such as the creation of a country park. Currently there is no country park within the borough. The Manydown Country Park is identified in policy SS3.10 and defined on the Policies Map. Manydown Country Park will become a major green infrastructure asset of approximately 100 hectares serving Basingstoke town and the borough as a whole. It will be a multi-functional space for informal recreation, play, nature conservation, education and land management, with ancillary uses including visitor parking and facilities. A masterplan shall be prepared and approved in advance of implementation and it will be funded through CIL. Connections to surrounding areas, using existing public rights of way and new links via the Manydown development, should ensure safe and convenient accessibility by walking and cycling.
- 6.39 The Leisure and Recreation Needs Assessment (LRNA) (and subsequent updates) includes a comprehensive assessment of the quantity, quality and accessibility of the borough's open spaces. This has been used as a basis for developing locally-derived standards for new provision, in accordance with guidance at a national level. The council's adopted green space, sport and recreation standards are set out in full in appendix 4. This includes an expected quantity standard which all new developments will normally provide, distance thresholds and minimum size thresholds for different green space types.

### Implementation and Monitoring

The implementation of this policy will be through:

- Advice on and the determination of relevant planning applications.
- The delivery of the objectives and action plans of the relevant council strategies specifically the Green Infrastructure Strategy.
- Development proposals contributing towards the improvement and enhancement of green infrastructure in accordance with the council's adopted local standards. Opportunities for remedying deficiencies in provision and potential to increase open space provision will be set out in the relevant masterplan or development brief for the allocated sites in order to ensure that



developers can incorporate green infrastructure into development proposals at an early stage.

- Working in partnership with Natural England and the Hampshire and Isle of Wight Local Nature Partnership.

The policy will be monitored against:

- The gains and losses of different types of green spaces (in ha) resulting from development management decisions via the annual monitoring process.
- The implementation and delivery of the Green Infrastructure Strategy and its Action Plan.
- The delivery of provision secured through new development will be actively monitored as appropriate, in line with timescales set out in legal agreements (gains in the amount of open space, amount of developer contributions collected, how monies used off-site etc.).

### Policy EM6 - Water Quality

The council will work in partnership<sup>21</sup> to protect, manage and improve the water quality of the borough's water environment particularly the quality of water bodies which are currently failing to meet the Water Framework Directive (WFD) requirements as set out in the associated River Basin Management Plan (RBMP) documents. In the interests of positively managing the water quality of the borough, new development should incorporate sustainable drainage systems<sup>22</sup>.

The status of the water environment is monitored as part of RBMPs and the Environment Agency's annual monitoring process, the results of which will be reported through the council's annual monitoring. Should the monitoring indicate that there is likely to be a deterioration in an individual element's band status of the borough's water body(ies)<sup>23</sup>; Policy SS4 will prevent further development which exacerbates such deterioration within the relevant catchment and intervention mechanisms will be required to improve the quality of the relevant catchment prior to the release of any further allocated sites or granting of planning permissions.

In order to protect and improve water quality, potentially contaminating development proposals on principal aquifers or within Source Protection Zones will need to demonstrate that groundwater and surface water is adequately protected to prevent a deterioration of water quality and pollution of the water source. Development proposals adjacent to a watercourse will incorporate measures to protect the watercourse in accordance with the Green Infrastructure Strategy and the actions of the River Basin Management Plans.

<sup>21</sup> With the Environment Agency, Natural England and water companies.

<sup>22</sup> The main variables which identify what type of SUD may be appropriate is set out in the council's Strategic Flood Risk Assessment.

<sup>23</sup> From the Baseline position set out in the December 2009 RBMP or any subsequent updates.



- 6.40 Basingstoke and Deane is located within a county that has more river and wetlands sites of national importance for wildlife than any other county in England. Given the importance of the borough's water environment, the council will protect and enhance its quality and supports the River Basin Management Plan objectives for improving the status of the borough's water bodies within the Thames and South Eastern Basins.
- 6.41 The River Loddon is classified as a high quality chalk river, therefore requiring special protection for both water quality and ecology. The Loddon contains many important wetland and floodplain habitats which have been designated as Sites of Importance for Nature Conservation (SINCs) and in part is designated as a Site of Special Scientific Interest (SSSI). It is also subject to the European Union Freshwater Fish Directive, designated as an EU salmonid river that contains BAP habitat.
- 6.42 The Test river valley is an SSSI and subject to an Environmentally Sensitive Area (ESA) scheme to maintain and enhance the landscape and protect archaeological and historical features.
- 6.43 With two distinctive geological areas, the Thames Basin and Hampshire Downs, the north of the borough contrasts strongly with the south. The southern two thirds are dominated by chalk downland, a large proportion of which forms part of the Test and Itchen catchment. The northern part is influenced by deposits of clay and sand and is generally more impermeable, except for the chalk in the River Loddon at Basingstoke and forms part of the River Thames catchment.
- 6.44 The current urban extent of Basingstoke drains to the River Loddon catchment and ultimately into the Thames basin. Foul water from the town drains to these catchments via Basingstoke sewage treatment works which feeds into the upper reaches of the Loddon and smaller settlements via two smaller treatment works, which drain into the Bow Brook, a tributary of the Loddon.
- 6.45 The majority of new growth is focused around the settlement of Basingstoke which drains to the Loddon. The River Basin Management Plan for the Thames basin identifies that the Loddon catchment is currently failing to meet the good ecological status of the Water Framework Directive (WFD). This is primarily due to treated effluent discharges into the River Loddon catchment from the Basingstoke area, and in particular, phosphate discharged from the Sewage Treatment Works. It is however important to recognise that WFD compliance is based on all elements that make the band status of a water body, including biological and physico-chemical.
- 6.46 The modelling in the Phase 2 Water Cycle Study has shown that the impact of additional treated sewage effluent from the allocated sites around Basingstoke is unlikely to cause a deterioration of current physicochemical band status in the River Loddon catchment. Whilst there is confidence that there will be no deterioration in chemical or physicochemical status, there remains a minor risk regarding the impact upon biological and ecological status that may result from



additional developments; this risk will be mitigated through regular monitoring and phasing of development.

- 6.47 Given the need to ensure that proposed growth does not cause harm to the ecology or biological quality of the River Loddon catchment or any other water body in the borough, the Environment Agency's monitoring outcomes will be reported through the annual monitoring process and development will be managed accordingly. River Basin Management Plans are documents that are produced by the Environment Agency and are updated on a six year cycle as follows: 2015, 2021 and 2027. These documents have been produced for, and set out the pressures facing, each river basin including actions to address these pressures and the baseline position for water bodies. The council is committed to supporting the objectives of the Water Framework Directive by working towards the delivery of the actions set out for this council in the relevant River Basin Management Plan(s) and Local Catchment Plans in partnership with the Environment Agency and other organisations.
- 6.48 Strategic development in Bramley, as identified in policy SS5 would drain to the Sheffield-on-Loddon sewage treatment works, which would discharge into Bow Brook which flows into the River Loddon downstream from the Basingstoke sewage treatment works. The Water Cycle Study identifies that additional development draining to this treatment works could have a further impact on the quality of the Loddon Catchment. This will be subject to on-going monitoring.
- 6.49 In respect of the Whitchurch and Overton sewage treatment works, these discharge to the chalk aquifer in the South East River Basin instead of directly into the River Test. Groundwater quality for sites within the Test Catchment is of greater concern compared to surface water quality in the Loddon Catchment. The groundwater body status of the River Test is currently poor and therefore the impact of additional development will need to be managed. Given that the scale of growth over the plan period in Whitchurch and Overton is not as significant as that planned around Basingstoke a separate Water Cycle Study has not been carried out.
- 6.50 The use of sustainable drainage systems can also help improve water quality as any pollutants are reduced - including metals and hydrocarbons from roads and car parks. Water entering a local watercourse or groundwater body is cleaner as a result, and less harmful to wildlife habitats. The use of such systems is encouraged in Policy EM6 and Policy EM7 in the interests of improving water quality in the borough.
- 6.51 The chalk aquifer (a principal aquifer) underlies much of the borough and is vulnerable to contamination. Of note is the groundwater body, known as the Basingstoke Chalk, which is currently failing to meet its WFD chemical status and is at risk from diffuse sources of pollution. The council, in consultation with the Environment Agency will need to be satisfied that the risks associated with development proposals within the principal aquifer or Groundwater Source Protection Zones has been evaluated and adequate protection measures put in place for sites that are at risk of contamination, given that contaminants could



leach into the water source. The Environment Agency Source Protection Zones I, II and III are shown on the Policies Map.

### Implementation and Monitoring

The policy will be implemented through:

- partnership working with the Environment Agency, Water Companies and Natural England, and

The policy will be monitored by:

- the Environment Agency, water companies and the council through a detailed monitoring plan to ensure compliance with the Water Framework Directive and the relevant River Basin Management Plans
- reporting of the annual monitoring undertaken by the Environment Agency, and
- updates to the Strategic Flood Risk Assessment.

### Policy EM7 – Managing Flood Risk

The sequential approach to development, as set out in national guidance, will be applied across the borough, taking into account all other sources of flooding as contained within the council's Strategic Flood Risk Assessment (SFRA). Development within areas of flood risk from any source of flooding<sup>24</sup>, will only be acceptable if it is clearly demonstrated that it is appropriate at that location, and that there are no suitable available alternative sites at a lower flood risk. Development proposed in an area at risk of flooding will be required:

- a) To be supported by a Flood Risk Assessment<sup>25</sup> (FRA) (subject to the triggers set out below);
- b) To clearly demonstrate that the benefits of the development to the community, outweigh the risk of flooding when applying the sequential test and exception test (where required);
- c) When applying the sequential test, to clearly demonstrate that the impacts of climate change are taken into account as identified in the SFRA;
- d) To provide a safe access and egress route up to a 1 in 100 year event plus climate change; and
- e) To attenuate surface water run-off so that the run-off rate is no greater than the run-off prior to development taking place or, if the site is previously developed, development actively reduces run-off rates and volumes.

The triggers for a FRA are:

<sup>24</sup> Flood zone 2 and/or 3, an area that has experienced localised or ground water flooding, at risk of future surface water flooding, at risk of sewer flooding or a site within or upstream of a Critical Drainage Area.

<sup>25</sup> The minimum requirements for a FRA are set out in the council's SFRA and any subsequently updated version in addition to national advice.



- All sites of 1 ha or more in Flood Zone 1;
- All Sites in Flood Zone 2 or 3;
- Sites that have a record of localised or groundwater flooding from the SFRA;
- Sites in critical drainage areas and upstream of critical drainage areas<sup>26</sup>.

All planning applications for major development are required to ensure that sustainable drainage systems are used for the management of surface water unless demonstrated to be inappropriate. All new developments in areas at risk of flooding must give priority to the use of sustainable drainage systems.

- 6.52 Analyses of the flood zones within the borough, undertaken as part of the SFRA, indicate that about 2.8% of the borough is within the floodplain (i.e. within the areas covered by Flood Zones 2, 3a and 3b).
- 6.53 For all new development, the sequential approach has to be followed in accordance with national guidance. All new developments will be required to manage surface water run-off as part of an overall strategy demonstrating that for developments on Greenfield sites, Greenfield run-off rates can be met and if the site is previously developed that the development reduces run-off rates.
- 6.54 Windfall development proposed in areas of high flood risk will only be acceptable if it can be demonstrated sequentially that there are no preferable sites in areas at lower risk, development would not increase the risk of flooding elsewhere and that the sequential approach to site layout has been followed. Where developments provide sustainability benefits to the community, for example the provision of affordable housing on a rural exception site, this benefit may outweigh the risk of flooding when applying the sequential test. Each case would however be considered on its own merits and would be balanced against the specific flood risks associated with the location and vulnerability of the proposed development. Depending on the vulnerability of the proposed use, the exception test may also need to be met.
- 6.55 National guidance requires the submission of a FRA for all sites in Flood Zone 2 and 3 and for all sites greater than 1 hectare within Flood Zone 1. Applicants are advised to refer to the requirements of national guidance and general standing advice for developers/applicants in this regard.
- 6.56 For all other proposed developments located in Flood Zone 1 an FRA is not normally required, however, exceptions are recommended for those locations where a new development is likely to overload the capacity of the existing drainage system. These areas have been identified in the SFRA as 'critical drainage areas' and are highlighted in the SFRA Flood Maps. Areas which drain into the 'critical drainage areas' have also been identified as part of this study as 'upstream critical drainage areas' and are also highlighted in the SFRA Flood Maps. The SFRA also identifies locations that have experienced localised or groundwater flooding and it is expected that an FRA will also be provided for development in these locations.

<sup>26</sup> These CDAs are not CDAs 'as notified to the LPA by the Environment Agency' as defined in the NPPF.



- 6.57 The content of the FRA will vary depending on the scale and nature of the development, and the source of the flooding, and can range from a brief report to a more detailed assessment.
- 6.58 All greenfield site allocations will be required to manage surface water run-off as part of an overall strategy demonstrating that surface water is attenuated to that of Greenfield run-off rates. Sustainable drainage systems can help to reduce the overall amount of rainfall being discharged to the drainage system from new development and help to reduce surface water flooding risks. The government has published guidance on technical standards relating to the design, construction, operation and maintenance of sustainable drainage systems. In considering planning applications, the local planning authority will consult the Lead Local Flood Authority (Hampshire County Council) on the management of surface water including on sustainable drainage systems.
- 6.59 This policy aims to achieve a planning solution to flood risk management wherever possible, steering vulnerable development away from areas affected by flooding. Where there is no alternative to development being located in an area at risk of flooding, the policy sets out specific requirements to minimise the risk.

### Implementation and Monitoring

The policy will be implemented through:

- advice on and the determination of planning applications by the council, the Environment Agency and the Lead Local Flood Authority (LLFA).

The policy will be monitored through:

- working in partnership with the Environment Agency, Water Companies, Natural England and the Lead Local Flood Authority (LLFA)
- annual monitoring; and
- updates to the SFRA
- the council Surface Water Management Plan.

### Climate Change

- 6.60 The UK is committed to meeting carbon reduction targets set out by the European Commission in the EU Renewable Energy Target, which requires a 20% reduction in CO<sub>2</sub> associated with electricity, heating and transport through conversion to renewable energy sources by 2020. The council has signed up to the Climate Local Commitment and is committed to delivering the UK Climate Change Programme. The council's Climate Change Strategy commits to matching the following national targets:
- carbon reductions of 34% by 2020 and 80% by 2050 (from 1990 levels); and



- the provision of 15% of energy demand from renewable sources by 2020.
- 6.61 A North Hampshire Renewable Energy and Low Carbon Development Study has been produced on behalf of Basingstoke and Deane, Hart and Rushmoor Councils. The study considers the energy demand from the current and future built environment, the low carbon and renewable energy potential across North Hampshire, and the delivery mechanisms for carbon dioxide reduction.
- 6.62 The study also suggests that there is wide scope and scale of potential for developing different renewable energy sources across North Hampshire.
- 6.63 The south east of England is recognised as being ‘water-stressed’, and the borough’s Water Cycle Study concluded that new development should have increased water efficiency standards in order to manage demand on the water environment. Furthermore, reductions in water demand equate to reductions in energy requirements and therefore carbon emissions, and may reduce the need for additional or upgraded infrastructure. The implementation of increased water efficiency standards not only benefit environmental water resources but can have positive cost implications, both carbon and financial.
- 6.64 Proposed changes in the Building Regulations are expected throughout the life of the plan that will likely result in tighter standards for CO2 emissions. The council will support proposals which exceed current Building Regulations.

### **Policy EM8 – Commercial Renewable/Low Carbon Energy Generation**

Development proposals for the commercial generation of energy from renewable and low carbon resources (excluding wind turbines) will be permitted unless there are adverse environmental, economic or social impacts, including any long-term and cumulative adverse impacts which are not outweighed by the benefits.

This includes development and the use of renewable/low carbon energy which will contribute towards the delivery of the Energy Opportunities Plan<sup>27</sup> (and any subsequent updates).

Impacts include air quality and emissions, biodiversity and geological conservation, high grade agricultural land, flood risk, the historic environment including heritage assets, the landscape and visual appearance, traffic generation, the local highway network and water quality. Impacts also take into account the use of Greenfield land versus previously developed land.

The council will take a strategic view of applications, to avoid clusters where inappropriate.

Proposals will need to demonstrate their links to the existing infrastructure, such as the road network or national grid.

<sup>27</sup> Energy Opportunities Plan, as set out in the North Hampshire Renewable Energy and Low Carbon Development Study (2010).



- 6.65 An Energy Opportunities Plan, set out in the North Hampshire Renewable Energy and Low Carbon Development Study, demonstrates and focuses opportunities for low carbon energy, including wind power, photovoltaic solar power, biomass for direct combustion and anaerobic digestion, and district heating with CHP. The constraints and opportunities that have been taken into account in the development of this Energy Opportunities Plan are also set out in the Study, together with further criteria that will need to be taken into account in detailed feasibility studies.
- 6.66 Significant local renewable resource potential has been identified across the borough, Basingstoke and Deane's Energy Opportunities Plan indicates potential locations where these could be viable.
- 6.67 Development proposals should take account of the opportunities shown on the Energy Opportunities Plan, though it does not preclude the use of other locations or technologies.
- 6.68 Policy EM8 will apply to all types of renewable and low carbon technology, with the exception of wind turbines. Wind turbine proposals will be considered against relevant national policy and guidance including the Government's Written Ministerial Statement (WMS) on this issue, made on 18 June 2015. The Written Ministerial Statement advises that local planning authorities should only grant planning permission for wind energy development involving one or more wind turbines if the proposed development site is in an area identified as suitable for wind energy development in a subsequent Local or Neighbourhood Plan; and, following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and consequently has their backing. Whether the proposal has the backing of the affected local community is a planning judgment for the Local Planning Authority. The identification of areas suitable for wind energy development will be considered through the Allocations and Settlement Policy Boundary DPD. In the meantime, wind turbine proposals will be considered against the WMS.
- 6.69 All proposals will be considered on their individual merits with regard to scale, location, technology type, long term and cumulative adverse impacts. Unacceptable impacts on quality of life, landscape, wildlife, heritage assets and amenity must be avoided. Long term impacts could include the deterioration of the landscape quality. To avoid such impacts the council will require that provision is made for the removal of the facilities and reinstatement of the site should it cease to be operational.
- 6.70 Any proposals that would affect the North Wessex Downs AONB should take account of the North Wessex Downs AONB Management Plan, the Study of Landscape Sensitivities and Constraints to Wind Turbine Developments (2006) and the North Wessex Downs AONB Position Statement on renewable energy (2012).



### Implementation and Monitoring

The policy will be implemented through:

- advice on and the determination of planning applications.

The policy will be monitored through:

- the annual collection of information on the installation of renewable and low carbon technology.

### Policy EM9 – Sustainable Water Use

Development will be permitted provided that:

- a) New homes (including replacement dwellings) meet a water efficiency standard of 110 litres or less per person per day;
- b) New non-residential development of 1000sqm gross floor area or more meet the BREEAM 'excellent' standards for water consumption.

The above applies unless it can be clearly demonstrated that it would not be feasible on technical or viability grounds.

Compliance with the BREEAM requirement will need to be demonstrated through the submission of a post construction BREEAM certificate as appropriate.

Where new national standards exceed those set out above, the national standards will take precedence.

6.71 Climate Change has been identified as a key issue in the borough, particularly with regards to water resource issues. As set out in government guidance, Basingstoke and Deane Borough Council has the option to set additional technical requirements in their Local Plan on exceeding the minimum standard (125 litres per person per day) required by Building Regulations in respect of water efficiency. The tighter Building Regulations optional requirement is 110 litres per person per day which includes a fixed factor of water for outdoor use of 5 litres per person per day. There is a clear local need for this requirement for new dwellings.

6.72 The North Hampshire Renewable Energy and Low Carbon Development Study encourages water efficient developments, and these should be able to be achieved without significantly onerous capital costs. The council's Water Cycle Study (October 2009) concluded that 'the region is water stressed', and recommended firm implementation of the water efficiency standards in order to manage demand on the water environment. The Environment Agency Water Stressed Areas Classification (2013) identifies that the water company areas for Southern Water, South East Water and Thames Water, who all supply water in



the borough, are all seriously water stressed. Areas of serious water stress are those where household demand for water is (or is likely to be) a high proportion of the current effective rainfall available to meet that demand.

- 6.73 Catchment Abstraction Management Strategies (CAMS) should also be referred to when addressing sustainable water use. CAMS set out local water resource availability and the wider water situation, including the pressures facing the region.
- 6.74 Over the life of the plan it is likely that higher standards of sustainable construction will become viable.
- 6.75 A Construction Statement will need to be submitted with development proposals to demonstrate that the policy requirements can be achieved.

### Implementation and Monitoring

The policy will be implemented in line with the guidance set out in the Design and Sustainability SPD, which will be updated as necessary. This includes:

- use of planning conditions
- advice on and the determination of planning applications.

The policy will be monitored through ensuring submission of post-construction BREEAM certificates and annual monitoring.

### The Built Environment

- 6.76 The different towns, villages and hamlets of the borough all have a distinctive character which is fundamental to creating a 'sense of place' and contributing towards the quality of life enjoyed by their residents and visitors. Significant variations in building types and designs reflect the diversity of the urban and rural areas and the manner in which the settlements have developed, varying from modern and innovative architecture to more traditional building styles. Basingstoke town has seen several phases of growth, growing substantially in the 1960's when the town was selected to re-house large numbers of people from the London area, and continuing to grow in recent years, with developments such as Hatch Warren and Chineham. As a result the design and architecture of the town reflects the period when it was built, with variations in the appearance of homes, and characteristics such as plot sizes and car parking provision.
- 6.77 The Local Plan provides a framework for securing high quality design both in new developments but also aids in the transformation of environments that have become run down and are lacking in distinctiveness, improving the image of the town for the benefit of residents.



6.78 The borough's historic environment is an important asset forming a vital part of the area's character and local distinctiveness. Heritage assets are highly valued for the positive contribution they make not only to our sense of place and community and our cultural life but also to attracting inward investment and tourism and enhancing the attractive image of the borough. The high quality of the borough's heritage assets is reflected in the large number of designations, with over 40 conservation areas, over 1,800 Listed Buildings, 148 Scheduled Monuments and 10 registered Historic Parks and Gardens. There are also over 600 Locally Listed Buildings and 87 parks/gardens of local architectural or historic interest and importance not currently considered to be of sufficient interest to merit statutory Listing. Such sites are highly valued by their local community and add greatly to the local distinctiveness and character of the area. The Local List has been drawn up in partnership with parish and town councils and local heritage groups across the borough. A copy of the Local List can be viewed on the council website and a paper copy can be viewed at the council's Civic Offices.

### **Policy EM10 - Delivering High Quality Development**

All development proposals will be of high quality, based upon a robust design-led approach.

1. Development proposals (excluding household extensions<sup>28</sup>) will be permitted where they:
  - a) Contribute to the provision of neighbourhoods and places for work and leisure that are well connected, accessible, safe, easy for people to find their way around and, function well in practical terms;
  - b) Are accessible to all and promote buildings that are durable, adaptable and able to respond to changing social, environmental, technological and economic conditions;
  - c) Positively contribute to the appearance and use of streets and other public spaces;
  - d) Promote the efficient use of land and achieve appropriate housing densities which respond to the local context, as informed by community documents<sup>29</sup>, and which take into account the urban, suburban or rural location of the site;
  - e) Provide a co-ordinated and comprehensive scheme that does not prejudice the future development or design of adjoining sites; and
  - f) Minimise energy consumption through sustainable approaches to design.
2. All development proposals will be required to respect the local environment and amenities of neighbouring properties in accordance with the principles set out below. Development proposals will be permitted where they:
  - a) Positively contribute to local distinctiveness, the sense of place and the existing street scene, taking into account all relevant SPDs and community documents

<sup>28</sup> Extensions to residential properties will be assessed using the criteria in list 2 of this policy.

<sup>29</sup> Community documents include, for example, Village Design Statements, Community Plans, Neighbourhood Plans and Orders, Urban Character Studies and Conservation Area Appraisals.



- b) that identify the local character and distinctiveness of an area which is valued by local communities, whilst allowing for innovation where appropriate;
- b) Provide a high quality of amenity for occupants of developments and neighbouring properties, having regard to such issues as overlooking, access to natural light, outlook and amenity space, in accordance with the Design and Sustainability SPD;
- c) Have due regard to the density, scale, layout, appearance, architectural detailing, materials and history of the surrounding area, and the relationship to neighbouring buildings, landscape features and heritage assets;
- d) Are visually attractive as a result of good architecture;
- e) Provide appropriate parking provision (including bicycle storage), in terms of amount, design, layout and location, in accordance with the adopted parking standards; and
- f) Provide appropriate internal and external waste and recycling storage areas and accessible collection points for refuse vehicles, in accordance with the Design and Sustainability SPD, in order to promote effective recycling and disposal of household and commercial waste.

6.79 This policy seeks to achieve high quality development across the borough, based upon a robust design-led process and a clear understanding of the local identity and context of development and the contribution better design can make to the creation of successful, inviting places where people want to live, work and enjoy themselves.

6.80 The borough contains a wide variety of settlements that vary in size, character, and the role that they play in the local area. The town of Basingstoke contains a vast array of different architectural styles from medieval almshouses to modern landmark office developments. This provides the challenge of responding to the very different design needs of rural and urban areas in terms of density, building styles and materials and highlights the need for a real understanding of the surroundings, local context and character before the design process begins. All future development will be expected to be of the highest quality and design, and respond positively to the local context. The council encourages creative and innovative design where appropriate.

6.81 The different towns, villages and landscapes of the borough have a distinctive character. This local distinctiveness of the landscape and built environment is fundamental to creating a 'sense of place' and makes an important contribution to the quality of life enjoyed by the borough's residents and visitors. Developments should positively contribute to this local distinctiveness and sense of place, taking into account the Design and Sustainability SPD, along with designations and locally produced documents that identify the local character and distinctiveness of an area that are valued by local communities.

6.82 Future development will assist in the transformation and regeneration of areas such as Basing View and some housing estates to provide them with locally distinctive, high quality environments.



- 6.83 Residential developments will be expected to provide a high quality of amenity for their occupants, including sufficient internal space and external amenity space. Further guidance is provided within the Design and Sustainability SPD including guidance on the subdivision of dwellings and Houses in Multiple Occupancy (HMOs).
- 6.84 Good design relates not only to the appearance of a development but also how well it works in practical terms. Streets and other public spaces must be easy for people to find their way around, stimulating, with high quality street furniture providing a safe environment, in accordance with Secured by Design principles<sup>30</sup>. Development should also contribute to providing attractive public areas that promote biodiversity and healthy lifestyles. Development should be flexible, accessible to all and should be able to respond to the challenges of climate change. Residential development should be built to a standard capable of adaptation to enable people to remain in their homes until old age.
- 6.85 Proposals for new development, including the construction of new buildings and the redevelopment and refurbishment of existing buildings (with the exception of householder extensions), shall be designed to minimise energy consumption. This requirement encompasses landform, landscaping, as well as layout, design, orientation, massing and materials. These requirements need to respect the local context and any relevant heritage assets. This approach prioritises 'passive' solutions in the form of measures such as high standards of insulation, air-tightness and appropriate orientation. However, as part of the council's positive strategy to promote energy from renewable and low carbon sources, new development should also be designed to facilitate the incorporation of renewable or low carbon technologies.
- 6.86 Developers should engage early and meaningfully with the local community and their representatives including councillors, where appropriate, in accordance with the guidelines set out in the council's Statement of Community Involvement<sup>31</sup>. Consultation prior to the submission of an application is a valuable and effective exercise in informing and achieving good design. When putting forward development proposals applicants are expected to explain, through an accompanying Design and Access Statement (when required) how they have taken a design-led approach in accordance with the principles set out in this policy and other relevant council design guidance. Other design guidance includes the Design and Sustainability SPD and its appendices as well as community led planning documents, such as Village Design Statements and Neighbourhood Plans. These community led documents describe the distinctive character of an area and set out design principles to demonstrate how local character can be protected and enhanced.

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<sup>30</sup> Secured by Design is a Government-backed document, produced by ACPO, which explains how the design of development can reduce opportunities for crime.

<sup>31</sup> The Statement of Community Involvement (SCI) is produced by Basingstoke and Deane Borough Council and sets out the process for community engagement.



### Implementation and Monitoring

The policy will be implemented through:

- advice on and the determination of planning applications
- design based guidance set out in the Design and Sustainability SPD and other documents such as masterplans, planning briefs and design briefs
- local design advice arrangements providing independent advice on development proposals.

The policy will be monitored through:

- Building for Life assessments.

Building for Life is a government endorsed method of assessing residential design quality, developed by CABI at the Design Council, Design for Homes and the Home Builders Federation. This provides a method against which to assess schemes and to see how effectively this policy is being applied by the council.

### Policy EM11 – The Historic Environment

All development must conserve or enhance the quality of the borough's heritage assets<sup>32</sup> in a manner appropriate to their significance.

Development proposals which would affect designated or non-designated heritage assets will be permitted where they:

- a) Demonstrate a thorough understanding of the significance of the heritage asset and its setting, how this has informed the proposed development, and how the proposal would impact on the asset's significance. This will be proportionate to the importance of the heritage asset and the potential impact of the proposal;
- b) Ensure that extensions and/or alterations respect the historic form, setting, fabric and any other aspects that contribute to the significance of the host building;
- c) Demonstrate a thorough understanding of the significance, character and setting of conservation areas and how this has informed proposals, to achieve high quality new design which is respectful of historic interest and local character;
- d) Conserve or enhance the quality, distinctiveness and character of heritage assets by ensuring the use of appropriate materials, design and detailing; and
- e) Retain the significance and character of historic buildings when considering alternative uses and make sensitive use of redundant historic assets.

<sup>32</sup> Heritage assets include designated and non-designated heritage assets. Designated heritage assets include Scheduled Monuments, Listed Buildings, Registered Parks and Gardens or Conservation Areas designated under the relevant legislation. Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets, although they may be identified as having local importance. In some instances non-designated assets, particularly archaeological remains, may be of equivalent significance to designated assets, despite not yet having been formally designated.



- 6.87 The council will seek to conserve the heritage assets of the borough for their historic significance and their important contribution to local distinctiveness, character and sense of place. The historic environment is a finite and non-renewable resource requiring careful management. Population growth and development will place greater demands on the historic environment and it is therefore essential that development is managed to maintain our heritage assets for future generations, and to ensure that development proposals are well designed and do not detract from existing local characteristics and built form that make a positive contribution to the area.
- 6.88 In managing the historic environment, the first presumption is that heritage assets will be conserved and enhanced in a manner appropriate to their significance. In some cases, an alternative use may be more appropriate in the interests of securing the long-term conservation of an asset. In accordance with national guidance, weight will be attached to the benefits of ensuring a viable use of the heritage asset when making a balanced assessment of such development proposals. Where a host building is identified as a heritage asset, it is important to recognise that, whilst 'host' refers to the building that currently exists, in many cases the host building will have been subject to changes over time. In assessing proposals to extend or alter the host building, it will be necessary to take into account the evolution of the building in relation to its original form and character.
- 6.89 In addition to statutory designations, there are a number of non-designated heritage assets across the borough, including historic buildings, archaeological sites and historic landscapes that do not currently have statutory protection. However, despite the absence of designation such assets still have heritage interest and are thus a material planning consideration when relevant planning applications are determined.
- 6.90 In the case of archaeological sites, applicants for planning permission will need to demonstrate that any development which may impact on designated heritage assets has been sensitively located and designed, and that appropriate provision has been made for ensuring the preservation in situ and on-going management, conservation and protection of (whether above or below ground) the heritage asset (satisfying this requirement includes the submission of an appropriate desk based assessment of the heritage asset, and where necessary, a field evaluation). Development proposals which may affect archaeological sites considered to be non-designated heritage assets shall be informed by an appropriate desk-based assessment (and where necessary a field evaluation), and the findings of this assessment will be a material consideration which informs the determination of the planning application.
- 6.91 Where the local planning authority is satisfied that the preservation in situ of archaeological remains is not possible or desirable, the applicant will need to demonstrate that satisfactory provision has been made for a programme of archaeological investigation, excavation and recording before, or during, development and for the subsequent publication of any findings, where appropriate.



- 6.92 Where development may affect a heritage asset, applicants will be required to demonstrate a full understanding of its significance and will be expected to address this through the pre-application discussion process. Relevant sources and guidance, including Conservation Area Appraisals, Conservation Area Management Plans, Community Plans, Neighbourhood Plans and Orders, Urban Character Assessments and the Historic Environment Record, along with any subsequent updates, must be utilised.
- 6.93 The council has and will continue to pursue a proactive approach to the conservation and enhancement of the borough's historic environment. This approach will include the production of a programme for the review of the existing conservation area appraisals and the production of management plans and any other necessary studies and strategies to support the conservation, maintenance and enhancement of the borough's heritage assets. This process will also encompass seeking to identify and facilitate opportunities for the enhancement of conservation areas and the setting of heritage assets which would better reveal their significance.
- 6.94 In addition to the general approach set out above, an important strategic priority for the council is the enhancement of the Top of the Town area which is located within the Basingstoke Town Conservation Area. The council will proactively seek to achieve improvements of this part of Basingstoke in order to ensure that this area fulfils its potential for enhancement of the conservation area. The council will also proactively work towards establishing an effective management plan for the Top of the Town area.
- 6.95 The council will promote and develop the Historic Environment Record (a series of linked computer databases that hold information on known archaeological sites, finds, landscapes, buildings and other aspects of the historic environment) by working in partnership with Hampshire County Council to ensure that there is a suitable evidence base upon which to base decision making at all levels. In addition, the council will continue to list locally significant buildings in order to positively identify non-designated heritage assets.
- 6.96 The council will proactively seek to reduce the number of heritage assets currently on the national and local Heritage at Risk Registers and seek to avoid assets becoming 'at risk' in the future. The registers will be regularly reviewed and appropriate action will be taken by the council to safeguard buildings most at risk. Where evidence of neglect is reported, or becomes apparent during the course of planning or listed building applications, the council will make contact with owners to draw their attention to the risks to their property, suggest appropriate measures and find out their plans for maintenance and reuse. The council will also work proactively with owners in order to establish an appropriate use for any heritage asset at risk. The council will seek to facilitate the bringing back into use of any vacant heritage assets (listed buildings and buildings in conservation areas), in order to minimise future risks to the significance of the building, including through its programme aimed at bringing back into use empty homes. If necessary, as a last resort, the council may use its legal powers to



secure the future of a heritage asset. A record of other heritage assets at risk, such as archaeological sites, conservation areas, registered parks and gardens will be kept, with due regard to the Heritage at Risk programme devised by Historic England.

- 6.97 In pursuing the aims set out above, the council will have regard to the use of urgent works/repair notices as set out in the Planning (Listed Building and Conservation Area Act) 1990 and the powers of maintenance under Sections 77 or 79 of the Building Act (1984) as well as the use of a Section 215 Notice under the Town and Country Planning Act 1990 (as amended). In taking forward any action, the council will also have regard to the advice set out by Historic England.

### Implementation and Monitoring

The policy will be implemented through:

- advice on and the determination of planning applications
- guidance set out in Conservation Area Appraisals, Conservation Area Management Plans, Community Plans, Neighbourhood Plans and Orders, Urban Character Assessments and the Historic Environment Record, Including through the updating of such documents
- making Article 4 Directions where this is deemed to be appropriate in order to ensure the proper conservation of heritage assets.

The policy will be monitored through:

- the objectives and management plans of the relevant documents, as set out in the text of the policy.

### Policy EM12 - Pollution

Development will be permitted provided that it does not result in pollution<sup>33</sup> which is detrimental to quality of life<sup>34</sup>, or poses unacceptable risks to health or the natural environment.

Development that would result in unavoidable pollution will only be permitted where measures to adequately mitigate these polluting effects can be implemented.

Development which is sensitive<sup>35</sup> to pollution will only be permitted where:

- a) There would be no detrimental impact on quality of life as a result of existing, historic, or nearby land uses and activities; and

<sup>33</sup> Pollution is defined as anything that affects the quality of land, air, water or soil, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light (NPPF Glossary).

<sup>34</sup> This refers to those impacts which cannot be measured by health impacts. An example of this would include a reduction in the quality of residential amenity due to external factors e.g. unacceptable increases in noise levels.

<sup>35</sup> This includes housing, hospitals, schools, residential care and nursing homes, parks and recreational spaces.



- b) It would not lead to unacceptable risks to human health or the natural environment, as a result of existing, historic, or nearby land uses and activities; or
- c) Adequate remedial or mitigation measures are proposed and can be implemented.

6.98 Pollution can be a significant consideration with regard to new development, whether it is pollution that may arise from the proposed development, or development which is sensitive to pollution. The consequences of pollution in these scenarios is that harm to human health or quality of life may arise if there is exposure to it.

6.99 The purpose of this policy is to ensure that where pollution is a reasonably foreseeable consideration, the approach to investigating these concerns is consistent. Where there is likely to be some pollution related impact, quantifying this is vital to determining whether or not proposed development could be acceptable or not, or how it may impact the design of the scheme.

6.100 In assessing and considering the acceptability of proposed development, and where pollution would be caused by the development, or where the development would be sensitive to pollution, all information relating to the likely impacts should accompany any application for development. The absence of sufficient supporting information may lead to an application being refused.

### Noise

6.101 Noise sources that are often relevant to development proposals and subsequent impact may include, traffic (road, rail and air), the use of mechanical (fixed or mobile) plant associated with industrial, commercial activities and premises, or other miscellaneous noise sources e.g. associated with an industrial activity. Should development give rise to, or be sensitive to, noise from one or more of the examples noted above, its impact must be assessed in line with current recognised methods and guidance.

### Air Quality

6.102 Concerns surrounding air quality and its potential impact on health primarily stem from situations where proposed development would be located near busy and congested roads. However, it also relates to situations where odour is associated with particular commercial, industrial, agricultural or sewage related activities which may affect quality of life.

6.103 In assessing the potential impact of air quality on development, or on air quality from development, developers must consider whether their proposal would introduce a sensitive use to an area of poor air quality, or whether their proposal would lead to deterioration in air quality.



## Contaminated Land

- 6.104 Ground contamination becomes a material consideration when proposed development may contribute to, or expose receptors<sup>36</sup> to, unacceptable levels of contamination which gives rise to risks to health or other adverse impacts. Contamination may exist due to past uses of the land, and it is vital that these do not impact upon receptors.
- 6.105 Where a site is affected by contamination the responsibility for securing a safe development rests with the developer/land owner. Where there is a known historic use which is likely to have led to ground contamination, a staged investigation of the degree and likely impact of any contamination will be required upon submission of a development proposal. Ground contamination is not restricted to sites where there has been an obvious and potentially contaminating land use in the past. Often on sites that appear, or are thought to have had no particular historic use, contamination can be present.
- 6.106 Where any proposed development introduces a sensitive<sup>36</sup> use to a development site, whether or not there has been a previous land use, in the first instance a Phase 1 desk top study and site reconnaissance will normally be required.

## Light Pollution

- 6.107 Artificial lighting schemes whether proposed or existing are a consideration for new or existing residential development and can often give rise to unwanted impact (such as on local amenity, intrinsically dark landscape and nature conservation) and in the worst cases statutory nuisance. Schemes which propose the above will have to consider the potential impact in line with recognised industry methods, and should conform to the recognised guides.

### Implementation and Monitoring

The policy will be implemented by:

- advice on and the determination of planning applications by the local planning authority and the Environment Agency.

The policy will be monitored by:

- working in partnership with the Environment Agency
- annual monitoring.

<sup>36</sup> A "receptor" is something that could be adversely affected by a contaminant, for example a person, an organism, an ecosystem, property, or controlled waters. (DEFRA, 2012).



## 7. Economic Development

7.1 The aim of the Local Plan is to maintain and enhance the borough's position as a prosperous economic centre which is vital in ensuring that the borough is a good place to live, work and visit.

7.2 To achieve this, the following economic policies aim to:

- enhance existing and enable the provision of new high quality employment space
- direct new employment provision to the appropriate locations;
- support key employment sectors
- protect and enhance the role, vitality and vibrancy of the borough's town, district and local centres
- enable proposals for farm diversification and rural tourism which support economic development in the borough's smaller settlements and countryside.

7.3 It provides a planning framework to help retain current levels of economic activity and productivity and help provide the built infrastructure to enable sustainable economic growth. In doing so it will help ensure Basingstoke remains 'open for business' and supports the needs of businesses across the borough.

**The policies within this chapter will therefore set the framework for achieving the following objectives: A (sustainable growth); B (sustainable transport); D (attractiveness to workers, residents and visitors); E (thriving rural economy); G (delivery of infrastructure); I (regeneration).**

7.4 Sustainable economic development is a key element of national planning policy. Historically, Basingstoke's economy has been very successful based on its location and the diversity of the sectors present. The borough has a strong and diverse economy with a good balance of businesses in knowledge based sectors (including advanced manufacturing and ICT), financial/business services, logistics/distribution and environmental technologies. This is combined with a diverse rural economy including food production, equestrian related businesses and rural crafts. A key objective of the council is to maintain and where possible enhance this economic diversity.

7.5 The Local Plan includes a job target range of between 450-700 net new jobs per annum which sets out the likely job growth in the borough during the plan period and sets the economic context against which the housing provision is set. The range is based upon past trends, future job modelling and labour supply information and the Employment Land Review provides a detailed evidence base for this range.

7.6 As well as supporting existing business to innovate/grow and encouraging the formation of new businesses, an important element of the sustainable economic



development of the borough is attracting new investment, both in the form of new businesses moving in and investment in the physical (including fibre optic broadband and mobile telecommunications) and social infrastructure (education and training).

- 7.7 The council will work with partners, including the Local Enterprise Partnership (LEP), to seek improvements to the infrastructure necessary to support the economic development of the borough. All new development (both commercial and residential) will be required to promote buildings that are durable, flexible and adaptable and able to respond to changing technological and economic conditions. In addition, developers will need to demonstrate that existing or planned infrastructure (including ICT infrastructure to support economic development) is sufficient to meet the needs of new development.
- 7.8 Crucial to retaining existing businesses and attracting new businesses into the borough is the supply of employment land and premises of the right quality, type and size. The Employment Land Review provides a detailed assessment of the supply of employment floorspace within the borough and the likely future demands. The ELR concludes the following for the office, industrial and warehousing property markets in the borough:

#### Office

- The Basingstoke and Deane office market is very distinct and larger than those in neighbouring authorities. There is a shortage of quality (Grade A) office floorspace and an oversupply of poor quality office floorspace which is unattractive to the market, reflected by the high vacancy rate for office accommodation within Basingstoke town.
- The future demands for office floorspace can be met through the development of vacant plots at established employment locations and the regeneration or redevelopment of established employment locations such as Basing View. This will both reduce the supply of poor quality office stock and deliver modern (Grade A) office floorspace at this highly accessible location.
- Given the identified supply of land suitable for new office accommodation and the projected demand for office accommodation over the plan period, there is an identified oversupply of land. In addition, given the amount of poor quality office accommodation in the borough and high office vacancy rates (specifically lower grade stock) there is scope for some employment sites currently occupied by office floorspace to be lost to other employment uses or alternate uses to rebalance the office market within Basingstoke town.

#### Industrial/storage and distribution

- Basingstoke town is an important commercial centre in Hampshire with a large concentration of industrial and storage and distribution floorspace.



- The industrial commercial property market in the borough functions well with a vacancy rate of 8 percent. This is within the thresholds for a functioning property market.
- There is a need to maintain a supply of good quality and affordable start up units.
- Market signals indicate that there is demand for land for new industrial and storage and distribution premises in the borough from potential inward investors, though with a clear emphasis on storage and distribution.
- The proximity of Basingstoke town to the south coast and strategic road network makes it particularly appealing for storage and distribution use. Over the plan period the borough will require up to 122,000 sqm of storage and distribution floorspace to meet future needs. The report identifies that there is a shortfall of land for storage and distribution uses in the borough and suggests that the council explore opportunities for allocating new employment sites. There is a lack of medium sized sites available for storage and distribution.
- Land currently designated for industrial and storage and distribution uses should be protected, subject to viability. Providing a new site or sites for storage and distribution uses would provide flexibility and allow a rapid response to changes in economic circumstances.

7.9 The ELR identifies that Basingstoke and Deane has a relatively tight labour market. One possible way to mitigate this is through maximising the potential of the existing population to fill jobs created in the borough, through the use of employment, skills and training development initiatives. Such initiatives could be sought through section 106 agreements.

7.10 The allocated Strategic Employment Areas, as defined on the Policies Map, are the main locations for employment development in the borough, reflecting their suitability and scope to accommodate development in the future. However, it is acknowledged that to meet the identified and forecast needs for the storage and distribution sector, the council will need to identify sites for such uses. This will be achieved through the production of a subsequent Development Plan Document.

### **Policy EP1 – Economic Growth and Investment**

Within the period 2011-2029, the Local plan will aim to support the creation of between 450-700 jobs per annum (8,100-12,600 during the plan period).

Inward investment and the growth and retention of existing business will be enabled by:

- a) Protecting strategic employment sites for employment use (B-class) and enabling the regeneration / redevelopment of these sites for employment uses;
- b) Allocating a new employment site or sites for storage and distribution uses in a subsequent Development Plan Document;



- c) Permitting employment uses at the strategic housing sites detailed in Policies SS3.10 and 3.11 where the employment use is of a scale and type appropriate to the sites location and where they will contribute to the creation of a sustainable mixed use community

Opportunities to develop the following key employment sectors will be supported:

- d) Specialist/advanced manufacturing (including research and development)
- e) Financial and business services in Basingstoke town centre and the established office locations of Basing View, Chineham Business Park (including Hampshire International Business Park) and Viables.
- f) Storage and distribution in suitable locations.

Development proposals for storage and distribution floorspace, outside of the existing Strategic Employment Areas, which come forward in advance of a subsequent DPD, will be permitted which are:

- g) Able to successfully mitigate the landscape impact, which will include the provision of sufficient space for appropriate soft landscaping/green infrastructure, appropriate location of development within the site, and utilise a design, and layout of built form and use of materials in order to ensure that any landscape impacts are minimised;
- h) Compatible with any neighbouring uses, including residential properties;
- i) For the provision of high quality floorspace;
- j) Well related to the strategic road network and easily accessible for HGV's;
- k) Capable of being provided without having a severe highways impact;
- l) Able to successfully mitigate the impact of the development on the character of nearby settlements; and
- m) Able to demonstrate there is a proven need for the floorspace proposed.

7.11 For the purposes of Policy EP1 an 'employment use' includes the B Class uses i.e. B1 business (including offices), B2 general industry and B8 storage/distribution uses. The policy sets out the strategic approach to employment development in the borough.

7.12 The retention of the Strategic Employment Areas is seen as important in maintaining an employment land supply that provides a range of sites across the borough. Policy EP2 provides more detail on the protection afforded to such areas. The regeneration and intensification of existing employment sites will be supported to allow businesses to expand and enable the provision of modern employment stock to replace properties that are reaching the end of their functional life.

7.13 The borough has a diverse employment base and the policy sets out the key employment sectors that the council is seeking to support in the borough to enhance the diversity of the boroughs economy over the Local Plan period.



- 7.14 The ELR suggests that the existing Strategic Employment Areas are unlikely to be able to accommodate all of the borough's requirements for new storage and distribution floorspace over the plan period. Therefore, the council will make provision for additional storage and distribution floorspace through a subsequent DPD. Planning applications for additional storage and distribution floorspace, which come forward in advance of a subsequent DPD, will be assessed against the requirements set out in policy EP1, as well as all other relevant policies.
- 7.15 The stipulations set out in the policy respond to the specific planning issues associated with the provision of storage and distribution facilities. The nature of modern storage and distribution facilities are generally likely to result in some adverse impacts on local landscape character and visual amenity. It will be important to locate any built form within parts of the site that will minimise these impacts. The sympathetic design of built form, layout and materials used will also assist in minimising impacts on the local area. The size and scale of modern storage and distribution facilities will also generally require extensive soft landscaping/green infrastructure in order to minimise their impact on the character of the area. Accordingly, it is important to ensure that such sites allow sufficient space to provide for a suitable landscape scheme in accordance with the council's relevant policies (including EM1 - Landscape and EM10 - Delivering High Quality Development). Storage and distribution facilities can be difficult to reconcile with neighbouring uses, particularly residential development, owing to issues such as hours of operations. Therefore, such sites should be provided in a manner which successfully minimises impacts on neighbouring uses. Evidence demonstrates that such sites need to be high quality (ideally grade A space) in order to meet commercial requirements. Such sites rely on good access to the strategic road network (principally the M3 corridor) and need to be easily accessible for Heavy Goods Vehicles (HGVs).

### Implementation and Monitoring

The policy will be implemented through:

- development management decisions on planning applications.
- the production of a subsequent Development Plan Document to allocate a new employment site or sites for industrial, storage and distribution uses.

The policy will be monitored through:

- annual monitoring data on economic floor space completions and planning application approved for change of use.
- future updates to the Employment Land Review
- annual monitoring data on net new jobs in the borough.



## Policy EP2 – Employment Land and Premises (B-Use Classes)

### 1. Strategic Employment Areas

The Strategic Employment areas identified on the Policies Map and listed in the supporting text below will be protected for employment generating uses within the Use Classes B1, B2 and B8. Proposals should be suitable to the location and not harm the operation of neighbouring businesses.

The change of use or redevelopment of land and buildings within the Strategic Employment Areas will be permitted where it can be demonstrated that:

- a) Market signals<sup>37</sup> indicate that the premises / site are unlikely to be utilised for employment use, and
- b) There are not strong economic reasons<sup>38</sup> why the proposed development would be unacceptable, and
- c) The proposals satisfy one of the following:
  - i) The change of use will provide complementary use(s) to support the operation and function of the Strategic Employment Area and / or support the wider regeneration of the site; or
  - ii) The change of use will facilitate the relocation of an existing business from buildings that are no longer fit for purpose to more suitable premises in the borough.

### 2. Other sites in employment use within settlement policy boundaries

The change of use or redevelopment of land and buildings in employment use within the defined settlement policy boundaries will be permitted where it can be demonstrated that:

- d) There are not strong economic reasons why the proposed development would be unacceptable, and
- e) Market signals indicate that the premises / site are unlikely to come back into employment use, and / or
- f) The site is not appropriate for the continuation of its present or any employment use due to a significant detriment to the environment or amenity of the area.

Other employment sites may be identified through the neighbourhood planning process.

## 7.16 The Strategic Employment Areas which are identified on the Policies Map for employment uses are as follows:

<sup>37</sup> The council will require evidence that market conditions indicate that the site is unsuitable for future employment uses. Sites will need to have been marketed at a reasonable value for at least 6 months with no interest from prospective buyers/tenants. Information is also required on similar premises that are currently being marketed and the quantum of floorspace available within the local area.

<sup>38</sup> If the council receives a proposal that will result in the loss of a property or site in employment use that is currently occupied when the proposal is submitted, information from the applicant will be required on the number of businesses occupying the site/premises, the remaining lease length for each of the occupiers and evidence that suitable alternative accommodation is available in the local area that is suitable for the business to enable them to relocate.



### Basingstoke Town

- Basing View
- Brighton Hill Industrial Estate
- Chineham Business Park
- Daneshill East
- Daneshill West
- Hampshire International Business Park
- Houndmills
- Land North of Daneshill East
- Land South of Chineham Business Park
- Moniton Trading Estate
- Viables Business Park
- West Ham Industrial Estate

### Other Settlements

- Campbell Court (Bramley)
- Kingclere Park (Kingsclere)
- Ardglan Road Industrial Estate (Whitchurch)
- Hatch Industrial Park (Old Basing)

7.17 The majority of employment uses (B class floorspace) are located within the borough's allocated Strategic Employment Areas, which generally provide the infrastructure and facilities required to enable their continued role and function. Maintaining a supply of employment land and premises is crucial to enhance the economic competitiveness of the borough and deliver sustainable economic growth. Sites within the Strategic Employment Areas are particularly valuable and the loss of land in these areas to non-employment uses could generate the additional pressure for the release of land in less acceptable locations. The Strategic Employment Areas are therefore protected for class B uses and as such the loss of these sites to alternative uses will not be acceptable unless the criteria set out in the policy can be satisfied.

7.18 The strategy of re-using, regenerating and making more efficient use of existing employment land is consistent with the principles of 'sustainable economic growth'. The council recognise that the addition of complementary uses within Strategic Employment Areas can support their operation and function and encourage prospective tenants/occupiers to these sites. Such uses can also support regeneration proposals by improving the sites offer and also supporting the viability of the scheme.

7.19 The policy identifies that market signals will be taken into account when determining applications for the change of use of an employment site to a non-employment use(s). The data that the council will utilise to determine market signals is outlined in the footnote to the policy. The findings of the current Employment Land Review and annual monitoring data on employment land



vacancy rates will also be used to determine whether there is a need for such employment premises (or sites) to meet future needs.

7.20 The council also requires applicants to demonstrate that there would be no strong economic reasons why the premises or site should not be lost to alternate uses. Economic reasons that the council would consider include:

- Whether the proposal would undermine the function of the wider employment area by negatively impacting upon established neighbouring uses.
- Whether the proposals would harm the businesses currently established at the site, for example by requiring them to relocate (prior to the termination of their lease) when no suitable alternative accommodation is available in the local area and it can be demonstrated that the relocation of the business would impact upon its operation and sustainability.
- Whether the site is suitable for contributing towards meeting the needs for employment land identified in the Employment Land Review.

7.21 The council recognises that some businesses own their sites/premises and that in some instances they may be unable to expand at their present location. In such cases the business may require the release of capital in their site(s) to enable their business to relocate and expand in alternate accommodation. If applicants can demonstrate that existing sites/premises within their ownership no longer meet their business requirements and that they have identified a suitable site or premises within the borough that would enable their expansion, and, the applicant can demonstrate that it is highly unlikely that their existing site/premises will be utilised for employment uses in the future (for example due to site constraints), the council will support a change of use (subject to satisfying the other policies within this Plan).

7.22 The policy also provides criteria for developers to satisfy where the proposal would lead to the loss of employment uses on sites within Settlement Policy Boundaries (as defined on the Policies Map) but outside of the defined Strategic Employment Areas.

### Implementation and Monitoring

The policy will be implemented through:

- development management decisions on planning applications

The policy will be monitored through:

- annual changes in the supply of employment land and space
- annual completions (net) of employment space
- annual reports on vacancy levels at employment sites within settlement boundaries (particularly in the strategic employment areas)
- Future updates to the Employment Land Review



### **Policy EP3 – Town, District and Local Centres**

Main town centre uses (such as retail, office, entertainment and leisure) will be permitted within the defined town, district and local centres provided that they are designed at a scale and character which reflects the role, function and distinctive qualities of the centre. Any development that would harm the vitality and viability of a defined centre will not be permitted.

The hierarchy of centres is:

#### Town Centre

Basingstoke

#### District Centres

Brighton Hill

Chineham

Overton

Tadley

Whitchurch

#### Local Centres

Kingsclere

New local and district centres may also come forward as part of larger developments set out in Policy SS3, where they are suitable in scale to the level of growth proposed.

Development, including extensions to existing facilities, for main town centre uses outside of the defined centres will only be permitted if, following a Sequential Assessment, it could be demonstrated that the development could not be accommodated within a suitable and available centre or edge of centre location having demonstrated appropriate flexibility in the format and scale of development proposed. Development proposals within out of centre locations, such as retail parks, which improve their quality of design and connectivity will be encouraged only where there is no increase in floorspace and there is no impact on the vitality and viability of other centres.

Development for main town centre uses, with a net floorspace exceeding 250sqm, in edge or out of centre locations will be permitted if, following an Impact Assessment, it would not have a significant adverse impact on existing centres.

#### Basingstoke Town Centre

In Basingstoke Town Centre, development will be expected to create a more accessible, well-connected and well-designed centre.

Proposals for shops (A1 Use Class) are encouraged within the defined Primary and Secondary Shopping Frontages. Other retail uses (Use Classes A2-A5), will be permitted where:



- a) Individually or cumulatively they do not undermine the vitality, viability or character of the frontage; and
- b) They do not give rise to unacceptable environmental or public safety impacts.

Proposals for the loss of retail uses (A1-A5) to non-retail uses in the defined Primary Shopping Frontage will not be permitted.

Within the defined Secondary Shopping Frontage, proposals for other town centre uses will be permitted where the above criteria are met and the cultural and historic offer of the Frontage is supported.

- 7.23 The policy sets out a retail hierarchy for the borough, reflecting the role and relationship of centres and parades in the borough's retail network. These defined centres form the focal point for services and facilities serving the surrounding population. The boundaries of the town, district and local centres are defined on the Policies Map.
- 7.24 Basingstoke Town Centre is the principal centre in the borough. The district centres at Brighton Hill, Chineham, Overton, Tadley and Whitchurch have a significant role in maintaining and enhancing prosperity, serving the day-to-day needs of their local populations but also providing access to services for neighbouring areas across and beyond the borough. The local centre at Kingsclere also plays an important role for its village community. A number of local shopping parades across the borough serve the day-to-day needs of local communities, as referred to under the essential services policy (CN7).
- 7.25 Whilst a number of centres beyond the borough's boundaries such as Andover, Newbury and Reading provide services for some of the borough's population, Basingstoke Town Centre is the main retail, employment, commercial, leisure and public transport hub for both the borough and the wider area.

### Basingstoke Town Centre

- 7.26 The 2015 Retail Capacity Refresh estimated that the retail capacity for new (convenience and comparison goods) retail floorspace in the borough over the plan period would be approximately 28,000 square metres, the majority of capacity being in comparison goods. The growth in convenience goods floorspace is estimated to be low, at less than 3,000 square metres. In order to provide flexibility to accommodate this level of growth, and also provide the opportunity for the centre to improve in the future, the Basingstoke Town Centre boundary, as defined on the Policies Map, has been extended. This approach aims to reduce the possibility of additional services and facilities being located in out of centre areas, whilst also supporting the ambition of reinforcing the town centre as the destination of choice for local residents, workers and those living outside the borough without the need for them to travel to other towns. This approach will also help deliver the 'Vision for Central Basingstoke' and support the council's strategy of regenerating Basing View which includes improving the current severance between it and the town centre.

- 7.27 A Primary Shopping Area for Basingstoke Town Centre has been defined which comprises the town centre's Primary and Secondary Shopping Frontages (see Policies Map). The Primary Shopping Frontage defines Festival Place and The Malls as the retail core of the town centre. This Primary Shopping Frontage is characterised by the highest proportion of Use Class A1 shop uses in the town centre. In order to protect the vitality and viability of the town centre as a whole, it is necessary to protect the retail uses in this Frontage, particularly A1(shops). The policy also enables an element of complementary non A1 retail uses (A2 (financial and Professional Services), A3 (Restaurants and cafes), A4 (Drinking establishments) and A5 (Hot food Takeaways) in order to enhance the offer and strengths of the shopping frontage. A greater variety of retail uses are found in the defined Secondary Shopping Frontage which mainly comprises the Top of the Town area. A more flexible approach to town centre uses is taken towards proposals in this Secondary Shopping Frontage, in line with the 'Top of the Town, Basingstoke: Concept Masterplan - a Vision for the future' (March 2014), but these should not result in an imbalance of retail uses, where this affects the vitality, viability or character of the area, particularly in terms of its specialist retail offer.
- 7.28 The definition of a Primary Shopping Area in Basingstoke Town Centre effectively leaves some sites outside of this area but inside the extended Town Centre Boundary. Some of these sites are, by definition, 'edge of centre' for retail purposes but within centre for all other town centre uses (see definition of edge of centre in the glossary). This approach ensures that uses in these areas will complement rather than negatively impact on the town centre's existing offer. In line with the council's approach to Basing View, part of the area within the extended town centre boundary in this location (within 300m of the Primary Shopping Area) will be considered as edge of centre rather than out of centre for retail uses.
- 7.29 Whilst the borough's retail assessment (2009), which was updated in terms of need in 2012 and 2015 (and will continue to be regularly updated as required), shows that Basingstoke Town Centre is generally vibrant, a number of weaknesses have been identified including the need for a more diverse retail offer and an improved night time economy. The policy seeks to ensure the development of a well-connected and well-designed Town Centre. Through the requirement for higher quality design in new development, the architecture of the town centre environment will be improved. A diverse range of complementary evening and night time economy uses will be encouraged to improve the appeal for a wider range of age and social groups, in a safe and vibrant environment. The role that high quality residential development can have on the centre's vitality is also recognised.

### Other Centres

- 7.30 The borough's retail assessment (2009), concluded that each of the borough's district and local centres are fulfilling their roles and designating these areas will help to ensure that their vitality and viability is maintained. The policy supports the refurbishment and expansion of retail floorspace within such centres,



providing a framework for proposals such as the expansion of floorspace at Chineham District Centre. District and local centres will continue to provide a network of hubs for communities across the borough. The policy will ensure that higher quality design and improved connectivity is achieved in the borough's out of centre locations which can be defined as locations which are not in or on the edge of a defined centre but are within the built up area. Examples of out-of-centre locations include Hatch Warren Retail Park, Brighton Hill Retail Park and retail warehouses along Winchester Road.

### Impact Assessments

- 7.31 The policy sets a local floorspace threshold for the preparation of impact assessments. This applies to all retail proposals on the edge of or outside of the borough's centres. The lower threshold is considered necessary as it will enable the council to monitor and maintain the overall vitality and viability of the borough's smaller centres which are generally more dependent on frequent day-to-day convenience shopping and are more vulnerable to proposals for smaller format stores in edge and/or out-of-centre locations. Applications will be assessed on a case-by-case basis depending on the scale, location and format of new retail proposals and the council will be pragmatic as to the level of evidence required in support of such proposals as this should be proportionate to the nature of the proposal under consideration. It will not be necessary to consider the effects of minor proposals where the scope for significant adverse impacts is agreed to be limited.

### **Implementation and Monitoring**

The policy will be implemented through:

- advice on and the determination of relevant planning applications.

The policy will be monitored through:

- retail floor space levels, broken down by use class
- relevant planning permissions inside and outside of identified centres (not currently covered by annual monitoring)
- use of health check criteria including vacancy levels, footfall, crime statistics
- updated retail assessments.

These will be reported through annual monitoring, where this information is available through updates to the retail assessment.

### **The rural economy**

- 7.32 While the main thrust of the council's economic development efforts is focused around identified employment areas and our main centres for retail and related development, the Local Plan also needs to address needs and opportunities



across the borough, including smaller settlements and the borough's large and highly valued rural hinterland. Although this includes relatively large areas of open countryside (woodlands and farmland) the borough does not have any 'remote rural' areas, since there is no part of the borough that is more than about 10km from its nearest town, district or local centre, including those outside the borough boundary.

#### **Policy EP4 – Rural Economy**

To support the rural economy, development proposals for economic uses in the countryside will be permitted where they:

- a) Are on previously developed land; or
- b) Are for a change of use or conversion of a suitable permanent building; or
- c) Are for a replacement building that is not temporary in nature or for an extension to an existing building, provided that the proposal should not require substantial rebuilding, extension or alteration, and should not result in the requirement for another building to fulfil the function of the building being converted or replaced; or
- d) 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; or
- e) Are for a small-scale new business, provided it is not in an isolated location.

All development proposals must be well designed and of a use and scale that is appropriate to the site and location when considering:

- f) landscape, heritage and environmental impacts;
- g) the accessibility of the site;
- h) the impacts on the local highway network including the type of traffic generated, the appropriateness for the rural roads and the impact on their character; and
- i) the need for residential accommodation on site.

Development proposals that result in an increase in HGVs on C and U class roads, or a significant increase in other traffic on C and U class roads will generally not be permitted.

7.33 The Local Plan recognises that the borough's rural areas include a large number of smaller settlements which vary in size and function, in addition to a variety of rural enterprises. As such, the policy incorporates sufficient flexibility to support economic growth and the creation of rural jobs and prosperity that will enhance or maintain the vitality of rural communities and meet identified needs.

7.34 The rural areas of the borough make a vital contribution to the strength and diversity of the borough's economy containing significant economic activities such as farming, traditional rural crafts, equestrian uses, locally based services and a number of regionally or nationally significant tourist attractions. As well as occupying a wide variety of business premises (both in terms of type and size),



many of these activities comprise micro-enterprises or self-employed people working from home. However, in common with rural areas elsewhere, the rural economy of the borough faces a number of challenges including the restructuring of agriculture, varying levels of economic infrastructure (including low speed or non-existent broadband connections) and lack of appropriate employment premises.

- 7.35 The rural economy policy seeks to maintain and enhance prosperity of the rural area by recognising that the need for new jobs is not limited to the villages and towns, given the existing population within the rural parts of the borough. There are also existing businesses which may need to expand or relocate and these can be vital to local employment provision and local services in rural areas. By permitting small scale economic expansion, the council can promote sustainable rural areas as set out in the strategy.
- 7.36 The policy applies to use classes B1, B2 and B8 proposals and other proposals for rural economic development. Such proposals will be supported where the use and scale of the development is appropriate to its location. This also applies to farm diversification schemes which can contribute a significant source of income for farmers, sustaining their main agricultural enterprise.
- 7.37 The redevelopment of previously developed land in the countryside will generally be encouraged provided that the site is not of high environmental value and that the proposed use and scale of development is appropriate to the site's context.
- 7.38 The council recognises that existing buildings within the countryside may be subject to proposals to replace them. However, this is limited to those which are not temporary in nature or the result of a temporary permission. Buildings constructed of temporary or short-life materials, or which are derelict or in an advanced state of disrepair, are not considered suitable for re-use. A structural survey of the building to be converted may be necessary.
- 7.39 The impact of a replacement building is likely to increase with its size especially in relation to its impact on surroundings and being out of scale with its plot. The building that is to be replaced should be demolished, having regard to other relevant policies in the plan.
- 7.40 Development proposals for uses that require a need for the occupant to have on site accommodation (e.g. stables) will only be permitted where the residential accommodation is already provided. Permission will not be granted for a subsequent dwelling.

### Implementation and Monitoring

The policy will be implemented through:

- the determination of planning applications.

The policy will be monitored through:



- changes in the supply of economic/employment land and floorspace in the rural area outside of Settlement Policy Boundaries
- net completions of employment space outside of Settlement Policy Boundaries
- proposals for farm diversification schemes and conversion/re-use of buildings outside of Settlement Policy Boundaries.

### Policy EP5 – Rural Tourism

Proposals for tourism development in the countryside (including guest accommodation and visitor facilities) will be permitted where:

- a) It utilises an existing suitable building through change of use or conversion without the need for substantial rebuilding, extension or alteration, and will not result in the requirement for another building to fulfil the function of the building being converted; or
- b) Any extension or new building forms part of an existing facility and is of a scale appropriate to its location; and
- c) The scale of development is appropriate when considering the impacts on the local highway network.

Proposals for camping and touring caravan sites will be permitted where:

- d) There is a proven need for the facility; and
- e) They are sympathetic to the character and visual quality of the area concerned and any visual intrusion can be mitigated.

7.41 The tourism industry makes up a core component of the borough's economy, with tourism related<sup>39</sup> activities employing 4,500 people in the borough in 2007.

7.42 The council wants to encourage visitors to the borough but recognises that a balance needs to be maintained with regards to preserving the environmental, historic and cultural assets of the borough.

7.43 The reuse of existing buildings for tourism has the benefit of limiting the harm to the natural environment whilst also contributing towards farm diversification schemes. The reuse or expansion of existing buildings and small scale new buildings can contribute to the tourism offer of the borough, for example through the provision of self-catering accommodation.

7.44 Camping and touring caravan sites are key components of the borough's tourism accommodation offer. The council will support such proposals where there is an identified need and any visual intrusion resulting from the development can be mitigated (for example through high quality landscaping).

<sup>39</sup> ONS Annual Business Inquiry 2007. Tourism consists of industries that are also part of the services industry. Employee jobs excludes self-employed, government supported trainees and HM Forces.



### **Implementation and Monitoring**

The policy will be implemented through:

- the determination of planning applications.

The policy will be monitored through:

- changes in the supply of tourism floorspace in the rural area outside of Settlement Policy Boundaries.



## Appendix 1– Summary of Evidence Base

The council has prepared a comprehensive evidence base to inform the preparation of the Local Plan. The following table summarises which studies have been undertaken. These studies are in addition to other sources of information, such as those prepared at a national or local level in respect of population and the economy.

Evidence Base Document	Summary
Archaeology and Historic Buildings Record	An index of the known archaeological sites and finds, historic buildings, designed and historic landscapes, parks and gardens, and industrial monuments in the county.
Biodiversity Assessment  February 2010	An assessment which provides guidance on the biodiversity implications of accommodating future development within the borough, with a focus on areas around Basingstoke, where strategic sites are most likely to be situated.
Biodiversity Assessment (Additional Sites)  September 2011	A supplement to the 2010 Biodiversity Assessment, which provides an assessment of a further fourteen sites. In order to enable a comparison of sites in terms of biodiversity constraints, each site is given an overall grading based on their compatibility with biodiversity planning policies.
Biodiversity Assessment (further additional sites)  January 2013	A further supplementary report of an additional eight sites.
Heritage Assets at Risk Register	All listed and curtilage buildings at risk in the borough are included on the council's Buildings at Risk register. This enables the monitoring, recording, and prioritisation of cases.



<p>Employment Land Review (ELR) February 2014 and 2015 update</p>	<p>These studies assess:</p> <ul style="list-style-type: none"> <li>• How the local property market and economy are performing.</li> <li>• What employment growth is expected in the future.</li> <li>• What such growth means in terms of employment land and floorspace needs.</li> <li>• How current and planned employment land provision can accommodate this growth in both quantitative and qualitative terms.</li> </ul>
<p>Flood Risk Ranking and Sequential Test May 2015</p>	<p>A sequential test of potential development sites, with the aim of directing development to areas at the lowest risk of flooding.</p> <p>Category 1 sites and combinations of sites from the SHLAA were ranked on the basis of flood risk, and sequentially tested to inform the sites recommended for allocation in the Housing Site Assessment (see below).</p> <p>This work was carried out in discussion with the Environment Agency.</p>
<p>Green Infrastructure Strategy  July 2013</p>	<p>A strategy which assesses existing gaps/deficits to be identified and future requirements for Green Infrastructure.</p>
<p>The Gypsy and Traveller Needs Assessment: August 2015</p>	<p>A study which assesses the current and future accommodation needs of gypsies, travellers and travelling showpeople in the borough.</p>
<p>Basingstoke Hotel Futures update (December 2013)</p>	<p>Study to assess the potential for hotel development and investment in the area</p>
<p>Housing Site Assessment  September 2011</p>	<p>An assessment of potential future development sites within the borough, evaluated against a set of criteria linked to the criteria of the Sustainability Appraisal.</p> <p>The Strategic Housing Land Availability Assessment (SHLAA) was used as the basis for determining which sites should be</p>



<p>Updated Housing Site Assessment</p> <p>Updated Housing Site Assessment</p>	<p>assessed. All of the category one sites i.e. sites worthy of further consideration through the Local Plan, were considered, along with two further sites which were been submitted for inclusion in the SHLAA (since published). In order to ensure that the impacts of all viable and suitable options were assessed, both individual sites and different combinations of sites were considered.</p> <p>An updated site assessment which included new Category 1 sites which had been promoted since the last assessment was completed, a detailed assessment of the parcels of land at Manydown, and the inclusion of new information particularly with regards to infrastructure.</p> <p>An updated site assessment which includes revised and new site boundaries and new site combinations, which were promoted through the consultation on the Pre-submission Local Plan (August – October 2013).</p>
<p>Landscape Capacity Study</p> <p>February 2008 November 2010</p>	<p>The 2008 study indicates how much development is likely to be possible within the borough without causing unacceptable harm to visual amenity or the character of the landscape.</p> <p>A more detailed study, carried out in 2010, examines sites immediately surrounding Basingstoke, Tadley and Bramley, and also includes Overton and Whitchurch. It gives each site capacity scoring from low to high.</p>
<p>Landscape Assessment</p> <p>June 2001</p>	<p>An assessment which draws together historic, ecological and landscape elements in providing a characterisation of the borough.</p> <p>It accords with the Countryside Agency’s national guidance on landscape assessment, which gives more emphasis to the protection of landscape character and the features that make one landscape different from another, rather than better or worse.</p>
<p>Leisure and Recreation Needs Assessment</p> <p>May 2015</p>	<p>An assessment of the existing and future needs of the borough for open space, sport and recreation facilities. It highlights which spaces and facilities should be protected or improved whilst identifying provision which may best be developed for other purposes. It also identifies gaps in provision and suggests policy approaches to address existing deficiencies.</p>
<p>Living Landscape Strategy (August 2014)</p>	<p>This Landscape and Biodiversity Strategy describes the features, landscape characteristics and species most in need of attention within the borough and sets out the council’s</p>



	<p>approach to protecting and improving the natural environment, supported by a three-year action plan.</p>
<p>Renewable Energy and Low Carbon Development Study</p> <p>March 2010</p>	<p>A study to inform the development of sustainable construction and renewable energy policies. It was jointly prepared with the other North Hampshire authorities of Hart and Rushmoor Councils.</p>
<p>Retail Study Updates</p> <p>January 2009, December 2012, and August 2015</p>	<p>An assessment to consider and provide guidance on:</p> <ul style="list-style-type: none"> <li>• The need for land or floorspace for main town centre uses.</li> <li>• Any deficiencies in the provision of local convenience shopping and other facilities which serve peoples day to day needs.</li> <li>• The capacity of existing centres to accommodate new town centre development.</li> <li>• A resilient network and hierarchy of centres in the borough that can meet the needs of their catchments.</li> <li>• The health of key centres, including Basingstoke Town Centre, Brighton Hill, Chineham, Overton, Tadley and Whitchurch</li> <li>• Implications of the NPPF e.g. floorspace thresholds which should be subject to an impact assessment.</li> </ul>
<p>Strategic Flood Risk Assessment</p> <p>January 2010</p> <p>2012 Update of mapped information</p>	<p>An assessment which provides information on the probability of flooding, such as that from groundwater sources and sewers, and takes into account the impacts of climate change. It is intended that the SFRA will be used to ensure that in allocating land or determining applications, development is located in areas at lowest risk of flooding.</p> <p>It was completed in conjunction with the Environment Agency and the local water companies.</p>
<p>Strategic Housing Land Availability Assessment (SHLAA)</p> <p>August 2015</p>	<p>A study which:</p> <ul style="list-style-type: none"> <li>• identifies sites with the potential for housing;</li> <li>• assesses how many homes they could provide; and</li> <li>• assesses when they could be developed.</li> </ul> <p>It provides a high level strategic overview of the deliverability / developability of each identified site (in terms of its suitability, availability and achievability).</p>



Strategic Housing Market Assessment (SHMA) 2014 and 2015 (and Housing Needs Statement, August 2015)	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 (2029). It considers the need for all types of housing, including affordable housing and the needs of different groups in the community
Transport Assessment (February 2015)	The study provided a high-level assessment of the potential traffic impacts from developments in the Local Plan, and was prepared in conjunction with Hampshire County Council (as the Highways Authority).
Residential and Non-Residential Viability Studies  November 2013, July 2014 (Manydown and Golf Course Viability Study), and May 2015 (Golf Course and Hounsome Fields Viability Study)	Viability assessments of the Local Plan policies to inform approaches to affordable housing and infrastructure contributions.
Water Cycle Study  Phase 1 March 2007 Phase 2 October 2009	A study of the relationship between development and the water environment around Basingstoke, examining the potential impacts of future growth on three main aspects of the water cycle: water resources, water quality and flood risk. Phases 1 and 2 of the Study have been overseen by a Steering Group which comprises representatives of the following organisations: <ul style="list-style-type: none"> <li>• Basingstoke &amp; Deane Borough Council</li> <li>• The Environment Agency</li> <li>• Hampshire County Council</li> <li>• Thames Water</li> <li>• Southern Water</li> <li>• Natural England</li> <li>• South East Water</li> </ul>



## Appendix 2 – Documents to Support the Local Plan

The documents outlined below will support the Local Plan and the implementation of the policies contained within it. Some of these have already been prepared and will be updated as necessary, and others will be prepared in the future.

Document Name	Status
Affordable Housing SPD	To be prepared to support the Local Plan
Community Infrastructure Levy Charging Schedule DPD	Prepared and updated alongside the Local Plan
Design and Sustainability SPD including Conservation Area Appraisals and Management Plans, and Village Design Statements	The SPD is adopted but will continue to be updated. A number of Conservation Area Appraisals and Village Design Statements have also been adopted but this suite of guidance will continue to be updated and added to over the course of the Local Plan period, including the development of Conservation Area Management Plans.
Infrastructure Delivery Plan	Prepared and updated alongside the Local Plan
Landscape and Biodiversity SPD	To be updated to support the Local Plan once adopted, if required.
Neighbourhood Plans	To be prepared by communities in the borough
Planning Obligations SPD	To be prepared following the adoption of the Local Plan and the Community Infrastructure Levy Charging Schedule
Parking Standards SPD	To be updated to support the Local Plan
Allocations and Settlement Policy Boundary DPD	To be prepared following the adoption of the Local Plan
Statement of Community Involvement	Adopted



## Appendix 3 - Glossary

### Accessibility

A measure of the ease with which somebody can travel to or from a particular destination.

### Affordable Housing

Affordable housing refers to particular products outside the main housing market, as defined within national guidance.

### Affordable Rented Housing

Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80 per cent of the local market rent.

### Ageing Population

This occurs when the median age of a region rises and a rise in the proportion of the population that is elderly. This happens because of rising life expectancy and/or declining birth rates and migration patterns, e.g. out-migration of younger people and families and in-migration of elderly people to the area.

### Allocated site

A site identified in the Local Plan as being appropriate for a specific land use(s) in advance of any planning permission.

### Amenity

The pleasant aspects of a location which contribute to its overall character and the enjoyment of residents or visitors.

### Area of Outstanding Natural Beauty (AONB)

An area designated by Natural England for its particularly attractive landscape and unspoilt character, which should be protected and enhanced as part of the national heritage. In the borough of Basingstoke and Deane, this consists of the North Wessex Downs AONB which was designated in 1972.



### **Atomic Weapons Establishment (AWE)**

The AWE provides and maintains the warheads for the country's nuclear deterrent and is based at two sites at Aldermaston (just outside the borough's boundary) and Burghfield.

### **Avoid (biodiversity)**

Ensuring that negative impacts do not occur as a result of planning decisions by, for example, locating development away from areas of ecological interest.

### **Biodiversity**

Biological diversity means the variability among living organisms from all sources, including terrestrial, marine and other aquatic ecosystems and the ecological complexes of which they are part; this includes diversity within species, between species and of ecosystems.

### **Biodiversity Opportunity Areas (BOAs)**

Identified across Hampshire, BOAs represent a targeted landscape-scale approach to conserving biodiversity. They identify opportunities for habitat creation and restoration where resources can be focused to have the greatest positive impact for wildlife.

### **BREEAM (Building Research Establishment Environmental Assessment Method)**

An assessment method and rating system which sets standards for best practice in building design and construction. A scoring system is used to evaluate a building's sustainability including aspects related to energy and water use, the internal environment (health and well-being), pollution, transport, materials, waste, ecology and management processes.

### **Brownfield Site**

See 'previously developed land'.

### **Building of Local Architectural or Historic Interest (BoLI)**

A BoLI is a building that while not currently considered to be of sufficient interest to merit statutory listing is of local architectural or historic interest and importance that adds to the richness of the local built environment, and should be preserved wherever possible.

### **Building for Life (BfL)**

A national standard for well-designed homes and neighbourhoods. Proposed and completed housing developments of ten or more units are assessed using 12 criteria. The criteria are designed to help structure discussions between local communities, the local planning authority, the developer of a proposed scheme and



other stakeholders. The criteria can also be used by local planning authorities to monitor the quality of developments.

### **Carbon Buyout Fund**

A central fund to receive monies paid in lieu of the provision of carbon reducing technologies.

### **Care homes**

A care home is a residential setting where a number of people live, usually in single rooms, and have access to on-site care services. A home registered simply as a care home will provide personal care only - help with washing, dressing and giving medication.

### **Climate Change Strategy and Action Plan**

The Climate Change Strategy commits the council to contribute, at a local level, to the delivery of the UK Climate Change Programme, the Kyoto Protocol and the target for carbon dioxide reduction. Alongside the Climate Change Strategy is a detailed action plan which sets out how the aims and objectives will be achieved.

### **Coalescence**

The merging or coming together of separate towns or villages to form a single entity.

### **Combined Heat and Power (CHP)**

Combined heat and power refers to generating electricity at or near the place where it is used. The waste heat from the electricity generation can be used for space heating, water heating, process steam for industrial steam loads, humidity control, air conditioning, water cooling, product drying, or for nearly any other thermal energy need. The end result is significantly more efficient than generating each of these separately.

### **Community**

A group of people living in a particular local area.

### **Community Infrastructure Levy (CIL)**

A levy that local authorities can choose to charge on new developments in their area. The charges are based on formulae relating to the size and type of the new development and money can be used to support development by funding infrastructure that the council, local community and neighbourhoods want.



## Community Plans

Plans formulated by local people to set the priorities and aspirations of communities, which can in turn influence the policies and strategies of the council.

See also Neighbourhood Plans

## Community Right to Build

The Community Right to Build forms part of the Localism Act and gives groups of local people the power to deliver the development that their local community wants.

## Commuted Sum Payment

A one-off payment associated with the transfer of ownership of an asset (such as open space) to the local authority, as a contribution towards its future maintenance.

## Compensate (biodiversity)

Measures which are taken to make up for the loss of, or permanent damage to, biodiversity. Where some harm to biodiversity is reduced through mitigation, compensation will represent the residual harm which cannot or may not be entirely mitigated. Compensation measures may be on or outside the development site.

## Conservation Areas

An area designated as being of special architectural or historic interest. Within a conservation area there are strengthened controls over demolition, minor development and the protection of trees. Local planning authorities have a duty to preserve and enhance conservation areas.

## Council Plan

The council plan sets out the direction for the council over a period of three years, including an overview of priorities and key actions. It is updated annually to reflect any changes to community needs and to policies or services.

## Countryside

In planning terms, any area outside a defined Settlement Policy Boundary (see Settlement Policy Boundary) is countryside where more restrictive policies would generally be applied.

## Critical Drainage Areas

For the purposes of this document, a critical drainage area is an area where the drainage system has limited capacity and floods from surface water. Upstream of a critical drainage area is a casual area that may impact on surface water flooding elsewhere. These are as defined and identified in the Council's SFRA.



### **Decentralised Energy**

Small-scale power generation technologies used to provide electricity at or near the point of consumption. It reduces the amount of energy lost in transmitting electricity because the electricity is generated very near where it is used, perhaps even in the same building. Examples include solar panels and small wind turbines.

### **Density**

Housing density is represented by the number of dwellings per hectare (dph). Net dwelling density is calculated by including only those site areas which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children's play areas, where these are provided.

### **Detailed Emergency Planning Zone (DEPZ)**

Developments proposed up to and within 8km of the Aldermaston Atomic Weapons Establishment (AWE) site are subject to consultation with the Health and Safety Executive (HSE) due to their proximity to a hazardous installation. The 8km distance is separated into inner, middle and outer zones and represents the Detailed Emergency Planning Zone surrounding the AWE.

### **Design and Access Statement (DAS)**

A report accompanying and supporting a planning application, which should explain the design principles and concepts that have been applied to particular aspects of the proposal – these are the amount, layout, scale, landscaping and appearance of the development. It should also explain how the design ensures that all users will have equal and convenient access to the development.

### **Designated Sites**

Local, national and international designations protecting biodiversity and the natural environment e.g. Sites of Importance for Nature Conservation (SINC) and Sites of Special Scientific Interest (SSSI).

### **Design Quality Initiative**

An initiative of Basingstoke and Deane Borough Council in recognition that well designed places are important to ensuring a high standard of living for its residents. It includes a Design Quality Charter which seeks to ensure that high standards of design are achieved across the borough.



## Destination Basingstoke

Destination Basingstoke is an independent, not-for-profit company working with businesses and other partners to promote Basingstoke and the surrounding area for its quality of life and quality of business.

## Developer Contribution

See Planning Obligation.

## Development

The carrying out of building, engineering, mining or other operations in, on, or under the land, or the making of any material change in the use of any buildings or other land.

## Development Brief

A document related to a specific development site, which sets out the key characteristics of a site and what the council is seeking in terms of developing the site. It outlines aspirations in terms of land-use, design, accessibility and the provision of recreation land and open spaces, amongst other things. It is drawn up in consultation with members of the public, local interest groups, service providers and the landowner.

## Development Plan

Documents which set out local planning authorities' policies and proposals for the development and use of land within their areas. In the borough of Basingstoke and Deane, the Development Plan comprises the Local Plan, the Policies Map, Hampshire County Council Minerals and Waste Plan and Neighbourhood Development Plans.

## District Centre

A district centre will usually comprise groups of shops often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities such as a library. District Centres are shown on the Policies Map at Whitchurch, Overton, Tadley, Brighton Hill and Chineham.

## Ecological Networks

An ecological network comprises a suite of high quality sites which collectively contain the diversity and area of habitat that are needed to support species and which have ecological connections between them.

## Economic Development

Economic development, as defined by national guidance, includes development within the 'B' Use Classes (e.g. office, industrial, storage or distribution), public and



community uses and main town centre uses. It also includes other development which achieves at least one of the following objectives:

- provides employment opportunities
- generates wealth or
- produces or generates an economic output or product

### Edge of Centre

For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

### Employment Areas

The Employment Areas are the main locations for employment development in the borough, as identified in the Local Plan.

### Employment Use

For the purposes of the employment development policy an 'employment use' includes the following main categories of use:

- B Class uses (i.e. B1 business (including offices), B2 general industry and B8 storage/distribution uses)
- other uses (excluding retail and leisure) that provide employment opportunities or support the economic development of the borough and would not undermine the business function of a wider Employment Area.

### Energy Service Company (ESCo)

A commercial business that delivers energy services in a user's facility or premises. The payment for the services delivered is usually based on the achievement of energy efficiency improvements.

### Evidence Base

Information gathered by a Local Planning Authority to support the Local Plan and other Development Plan Documents.

### Exception Test

The Exception Test provides a method of managing flood risk while still allowing necessary development to occur. The criteria of the test are set out in national guidance, and should be applied by decision-makers in relation to site allocations and development proposals only after the Sequential Test has been applied.



### **Extra Care Housing**

The term 'extra care' housing is popular with people whose disabilities, frailty or health needs make ordinary housing unsuitable but who do not need or want to move to long-term care (residential or nursing homes). It is used to describe a range of developments that comprise self-contained homes which have been designed, built or adapted to facilitate the care and support needs that its owner/tenants may have now or in the future, with access to care and support twenty four hours a day either on site or by call. It is also known as 'very sheltered housing', 'housing with care', 'assisted living' and 'close care'.

### **Farm Diversification**

The generation of commercial income through non-agricultural diversification in order to supplement farming businesses and potentially improve their viability.

### **Geodiversity**

The variety of rocks, minerals, fossils, soils, landforms and natural processes.

### **Green Infrastructure (GI)**

Green infrastructure is a term used to refer to the living network of green spaces, water and other environmental features in both urban and rural areas. It is often used in an urban context to cover benefits provided by trees, parks, gardens, road verges, allotments, cemeteries, woodlands, rivers and wetlands.

Green infrastructure is also relevant in a rural context, where it might refer to the use of farmland, woodland, wetlands or other natural features to provide services such as flood protection, carbon storage or water purification. Green infrastructure maintains critical ecological links between town and country.

### **Greenfield**

Land that has not been 'previously developed'.

### **Groundwater Source Protection Zones (SPZs)**

Areas defined by the Environment Agency to prevent contamination of groundwater sources used for public drinking water supply.

### **Habitat**

Place where an organism or a community of organisms live, including all living and non-living factors and conditions of the surrounding environment.



### **Habitats Regulation Assessment**

Also known as an Appropriate Assessment. Used to assess the impacts of proposals and land-use plans against the conservation objectives of a European Protected site and to ascertain whether it would adversely affect the integrity of that site.

### **Harm (biodiversity)**

Any impact, direct or indirect, that may have an adverse effect on a biodiversity interest.

### **Health and Safety Executive (HSE)**

National independent watchdog for work-related health, safety and illness.

### **Heritage Assets**

Parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest. They include designated heritage assets (such as listed buildings and conservation areas) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

### **High Speed Broadband**

High speed broadband refers to broadband connections of 20 Megabits per second (Mbps) or above. Whilst the current average UK broadband connection is around 8-9Mbps (2012), high speed broadband products deliver speeds of up to 100Mbps, usually through fibre-optic broadband networks.

### **Highway Authority**

Hampshire County Council (HCC), as highway authority, is charged with looking after the highway network on behalf of the public. This means both maintaining its condition and protecting the right of all to use it without hindrance.

### **Historic Environment Record**

A series of linked computer databases that hold information on known archaeological sites, finds, landscapes, buildings and other aspects of the historic environment

### **Homes and Communities Agency (HCA)**

The national housing and regeneration agency for England, which provides funding for new affordable housing and to improve existing social housing, as well as for regenerating land.



### **Host building**

'Host' refers to the building that currently exists. In some cases, the host building will have been subject to changes over time and, in assessing proposals to extend or alter the host building, it is necessary to take into account the evolution of the building to its current form.

### **Housing Association**

Housing associations are independent bodies, often working closely with councils to provide low-cost housing for local people in need. They are usually run on a 'not-for-profit' basis, which means that any money left over after collecting rent and other charges is used to repair, buy or build new properties.

### **Housing Commitments**

The number of planning permissions and site allocations for housing, which have not yet been completed.

### **Housing Completions**

The number of residential units which have been approved and constructed.

### **Housing mix**

A mix of homes of different types and sizes to support the requirements of a range of household sizes, ages and incomes.

### **Infilling**

Development that is located on sites situated between existing uses and buildings.

### **Infrastructure**

The set of services and facilities necessary for a development to function. Infrastructure includes transport, education, leisure and health facilities, as well as open space and utilities such as water and sewerage.

### **Infrastructure Delivery Plan (IDP)**

The Infrastructure and Delivery Plan (IDP) forms part of the evidence base for the Local Development Framework. It assesses the infrastructure capacity and needs of the borough and provides an overview of the way infrastructure is planned and the agencies involved in its delivery. It also looks at costs and likely funding mechanisms for infrastructure, and forms the basis for assessing contributions that would be sought to meet the needs of new development.



## Infrastructure Delivery Strategy

Document to be provided with outline or full planning applications on relevant sites (where specified in the policies) that sets out an overarching framework for infrastructure delivery and provides suitable assurances that infrastructure is being jointly and comprehensively planned. The document can form the basis of future Section 106 agreements for relevant forms of infrastructure.

The Strategy should demonstrate that the development would:

- contribute towards a comprehensive infrastructure plan for the wider area;
- mitigate its own impacts (as required by law); and
- not prejudice and, in fact, facilitate the delivery of future development in the allocated sites.

The Strategy should include:

- A list of the area-wide infrastructure requirements;
- Details of how and where that infrastructure would be delivered or funded (including costs, levels of funding and timings); and
- A high-level infrastructure phasing strategy.

The Strategy will cover those elements of infrastructure:

- to be provided solely by one development site to meet their own needs (for example, on-site amenity open space);
- to be delivered on one site but serve the entire development area or a wider area (for example, outdoor sports pitches);
- to be delivered on site but to be funded by an alternative means (for example, CIL);
- to be delivered off site (for example, off-site highway improvements);
- included on the Reg 123 list, that may be delivered off-site by CIL.

## Intermediate Affordable Housing

Housing at prices and rents above those of social rent, but below market price or rents. These can include shared equity products (e.g. HomeBuy), other low cost homes for sale and intermediate rent but does not include affordable rented housing.

## Isolated

In the context of new residential development in the countryside where there is a significant separation between the proposed dwelling and the nearest settlement. Additionally, a dwelling is considered to be isolated if it is not well served by public transport (e.g. within 500 m of a bus stop or train station) or well served by services and facilities (e.g. within 1km of an SPB, which generally contains facilities such as schools, post offices, doctors surgery, etc).



## Key Species

In the context of biodiversity and nature conservation, this is an umbrella term to cover legally protected species, Species of Principal Importance in England and Notable Species in Hampshire. Legally protected species mean those given statutory protection for nature conservation reasons, including those given protection under the Wildlife and Countryside Act 1981, the Conservation of Habitats and Species Regulations 2010, regulations 61 and the Protection of Badgers Act 1992. Species of Principle Importance in England are those listed under the provisions of Section 41 of the Natural England and Rural Communities Act 2006. Notable Species in Hampshire are listed in Living Landscapes.

## Landscape Character Assessment (LCA)

A background study that identifies the features or combinations of elements that contributes towards the character of the landscape. LCA's can make a contribution to planning policies and the allocation of land for development.

## Lifetime Homes

Homes that cater for the needs of residents throughout their lifetime, including the possibility of future impaired mobility.

## Listed Building

A building of special historic or architectural interest included at Grades I, II\* or II in a statutory list compiled or approved by the Secretary of State for Culture, Media and Sport. A listed building may not be demolished, extended or altered, internally or externally, in any way which would affect its character or appearance as a building of special architectural or historic interest, without the prior consent of the local planning authority.

## Live/Work Units

A property that is specifically designed for dual use, combining both residential and employment space. It is distinct from 'home working' which usually comprises a residential unit with ancillary and often temporary or informal work areas. A live/work unit comprises a mix of residential and business uses which cannot be classified under a single class within the Use Classes Order and would therefore be sui generis. It is expected that the 'work' element would be capable of accommodating a full range of B uses and would generally be within the same building as the 'live' component.

## Local Centres

Local centres include a range of small shops of a local nature, serving a small catchment. Typically, local centres might include a small supermarket, newsagent, sub-post office and a pharmacy. In rural areas, large villages may perform the role of a local centre.



### **Local Development Scheme (LDS)**

The Local Development Scheme (LDS) provides a 'project plan' identifying which development plan documents will be produced, in what order and when. It is a three-year rolling programme that will be reviewed annually through the Authority Monitoring Report (AMR).

### **Local Distinctiveness**

The positive features of a place and its communities which contribute to its special character and sense of place.

### **Local Enterprise Partnership (LEP)**

Local Enterprise Partnerships are locally-owned partnerships between local authorities and businesses and play a central role in determining local economic priorities and undertaking activities to drive economic growth and the creation of local jobs. The Enterprise M3 LEP covers North Hampshire and West Surrey and includes Basingstoke and Deane.

### **Local Nature Partnership (LNP)**

A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.

### **Local Nature Reserve**

A statutory designation made under Section 21 of the National Parks and Access to the Countryside Act by principal local authorities. They are places with wildlife or geological features that are of special interest locally and/or offer people special opportunities to study or learn about nature or simply to enjoy it.

### **Local Transport Plan (LTP)**

The Local Transport Plan is a statutory document prepared by Hampshire County Council to set out key transport issues across the county and to establish a series of objectives to address these issues, including a programme for achieving them. The document is submitted to the Department for Transport, and can be used to secure funds to deliver local projects.

### **Localism Act 2011**

An act to devolve greater powers to councils and neighbourhoods and give local communities more control over housing and planning decisions.



## Locally Listed Buildings

Buildings included on the council's Local List of Buildings of Architectural or Historic Interest. Local listing does not protect buildings in the way that statutory listing does, but reinforces efforts to preserve the character and appearance of the buildings when considering development proposals.

## Local Strategic Partnership (LSP)

A partnership between the council and other key local organisations and service providers such as the health authority, to prepare the Sustainable Community Strategy that sets out the *Vision for the borough*. The individual partners carry out the work of delivering the agreed key priorities. The LSP is known locally as the Basingstoke Area Strategic Partnership (BASP).

## Major Development

For residential schemes, major development includes those of 10 dwellings or more or on a site of 0.5 hectares or more. For other development, it includes building(s) with a floor area of 1000sqm or more or on a site of 1 hectare or more.

## Market Housing

Private housing for rent or for sale, where the price is set in the open market.

## Masterplans/Masterplanning

A comprehensive plan that describes and maps the overall development concept for an area, including buildings, routes, infrastructure and land use. It usually includes a drawn plan, supported by financial, economic and social policy documents and detail about how the plan will be delivered.

## Minerals Safeguarding Area (MSA)

These are shown on the Local Plan Policies Maps. These are defined in the Hampshire Minerals and Waste Plan – October 2013, as follows:

*“The MSA is defined by minerals and waste planning authorities. They include viable resources of aggregates and are defined so that proven resources of aggregates are not sterilised by non-mineral development. The MSA does not provide a presumption for these resources to be worked.”*

Basingstoke and Deane Borough Council is required (as set out in the NPPF) to identify the MSAs in the Local Plan (see the Policies Maps), however, the specific policies to which the MSAs relate are set out in the Hampshire Minerals and Waste Plan – October 2013, which forms part of the council's Development Plan.



### **Mitigate (biodiversity)**

Measures to mitigate are ones taken which reduce negative impacts. Examples of mitigation measures include changes to project design, construction methods or the timing of work, or enhancing or restoring other interests or areas on a site so its overall ecological value is retained.

### **National Planning Policy Framework (NPPF)**

The NPPF sets out the Government's planning policies for England and how these are expected to be applied at the local level.

### **Neighbourhood Development Order**

An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which parish councils and neighbourhood forums can grant permission for a specific development proposal or classes of development.

### **Neighbourhood Plans**

The Localism Act proposes new powers for communities to influence planning decisions in their area. Neighbourhood plans will be vehicles for communities to be able to propose land use and development, but these must be in line with the development plan of the local planning authority

### **Net gain (biodiversity)**

A sustained increase in the numbers or extent of a species or habitat in a targeted locality following a specified resource intervention.

### **Nursing Home**

See Care home

### **Office for Nuclear Regulation (ONR)**

An agency of the Health and Safety Executive which is responsible for all nuclear sector regulation across the United Kingdom.

### **Open Space**

Land which is not built on and which has some amenity value or potential for amenity value. Amenity value is derived from the visual, recreational or other enjoyment which the open space can provide, such as historic and cultural interest and value. This includes open spaces in public or private ownership.



## Planning Obligation

Planning obligations provide a means through Section 106 agreements to enable development proposals to meet the needs of the local community by securing developer contributions towards the provision of community infrastructure, affordable housing and services.

## Policy

The inspiration and guidance for action, setting a framework for subsequent plans and programmes.

## Previously Developed Land

As defined by national planning policy, previously-developed land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.

The definition includes defence buildings, but excludes:

- land that is or has been occupied by agricultural or forestry buildings
- land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development management procedures
- land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings).

There is no presumption that land that is previously developed is necessarily suitable for housing development nor that the whole of the curtilage should be developed.

## Primary Shopping Area

Area where retail development is concentrated. The extent of the primary shopping area is defined on the Policies Map.

## Policies Map

A map of the borough showing the Local Plan's proposals and where policies apply.

## Regeneration

The holistic process of reversing economic, social and physical decline in an area in order to provide demonstrable benefits to the local community. It involves the council working with many partners including local communities, housing associations, the police, schools and the county council.



### Registered Providers

Registered Providers are government funded not-for-profit organisations that provide affordable housing. They include housing associations, trusts and cooperatives. They work with local authorities to provide homes for people meeting the affordable homes criteria. As well as developing land and building homes, they undertake a landlord function by maintaining properties and collecting rent.

### Renewable/Low Carbon Energy

Renewable energy covers energy which comes from natural resources such as sunlight, wind, rain, tides, and geothermal heat, which are renewable (naturally replenished) and not derived from fossil or nuclear fuel. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Renewable and low-carbon energy supplies include biomass and energy crops, combined heat and power, ground-source and air-source heat pumps, energy-from-waste, photovoltaic generation, and wind generation.

### Retirement communities

Continuing Care Retirement Communities (CCRC), sometime referred to as 'Retirement Villages', are described by the Department of Health as large-scale extra care housing, comprising 'an all-embracing', comprehensive alternative to both sheltered housing and residential care providing for a whole range of needs and individual circumstances'. CCRCs have all the usual features of extra care housing together with a commitment to supporting the vast majority of people in that community irrespective of needs. They comprise groups of self-contained properties designed for older people all on one site. Care and support are available at a sufficiently high level to allow people to remain at home despite frailty, periods off ill health or some disabilities, and often without the need to move to residential care.

These are similar to extra care housing and are an alternative to a room in a care home. Retirement communities may also provide a care home with nursing and residential support and some include specially designed apartments for couples where a person has dementia.

### River Basin Management Plans (RBMP)

These are plans that set out the environmental objectives for all the water bodies within a river basin district and how they will be achieved. The plans are based upon a detailed analysis of the pressures on the water bodies and an assessment of their impacts, and must be reviewed and updated every six years.

### Scheduled Monuments

Archaeological remains of national importance entered into a schedule compiled by the Secretary of State for Culture, Media and Sport.



## Section 106 Agreement

A legal agreement, under Section 106 of the Town and Country Planning Act 1990, between a local authority and a landowner, to regulate the development or use of land in a way that cannot effectively be controlled by planning conditions. This may be used to secure benefits or financial contributions, such as for the provision of community facilities, play space or transport related improvements.

## Sense of Place

Creating somewhere that is recognisably distinct but simultaneously strengthens local distinctiveness.

## Sequential Approach

A systematic approach which aims to focus new economic growth and the development of main Town Centre uses within existing centres in the interests of vitality and viability. This is defined in greater detail in national guidance.

## Sequential Test

A test based on flood risk, which should be applied at all stages of planning in order to steer new development to areas at the lowest probability of flooding.

## Settlement

A settlement typically consists of a village, comprised of more than a group of houses, or farmstead, including at least one service or facility, such as a village hall, public house or school.

## Settlement Policy Boundary (SPB)

Boundary surrounding a settlement which separates the main built-up area from the open countryside. In general there is a presumption in favour of development within the Settlement Policy Boundary. Outside of an SPB is defined as open Countryside, (please see definition of Countryside), where development is more tightly controlled

## Sheltered Accommodation

Sheltered accommodation is specifically designed for older people with access to the assistance of a warden, alarm systems in times of emergency and the advantages of social activities and companionship. Each unit has its own front door and can be part of a large complex with communal facilities such as a lounge, laundry, guest room and gardens, whilst others are groups of flats or bungalows sometimes with small individual gardens. Accommodation can be for a couple or single people and can be privately owned or affordable.



### **Significance (in relation to a Heritage Asset)**

The significance of a heritage asset is the sum of its architectural, historic, artistic or archaeological interest.

### **Sites of Importance for Nature Conservation (SINCs)**

Non-statutory wildlife site designated for their habitat and/or species interests against a set of criteria developed by Hampshire County Council, Natural England and the Hampshire and Isle of Wight Wildlife Trust. SINCs are put forward for selection and review by the Hampshire Biodiversity Information Centre on behalf of Basingstoke and Deane Borough Council.

### **Sites of Special Scientific Interest (SSSI)**

Sites designated under the Wildlife and Countryside Act 1981 (as amended) for their outstanding interests in respect of flora, fauna, geology and/or limnology.

### **Small and Medium Sized Enterprises (SME)**

A small business, which has no single definition - it can be based on the number of employees, turnover, balance sheet information or audit thresholds. Some definitions are based on a maximum of 250 employees.

### **Social Rented Housing**

Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency as a condition of grant.

### **Source Protection Zones**

Areas defined by the Environment Agency for groundwater sources such as wells, boreholes and springs used for public water drinking supply. They show the risk of contamination from any activities that might cause pollution in the area.

### **Special Protection Area (SPA)**

European designated sites which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds. The Thames Basin Heaths SPA includes areas of heathland across Surrey, Hampshire and Berkshire. Part of the 5km buffer zone around this SPA covers the north east of the borough.



## Stepping Stone

In relation to biodiversity, a stepping stone is an ecologically suitable patch or landscape feature where a species can temporarily stop while moving along a route important for their migration, dispersal and/or genetic exchange.

## Statement of Community Involvement (SCI)

The SCI sets out standards to be achieved by the local planning authority in relation to involving the community in the preparation, alteration and continuing review of the Development Plan and in developing the SCI control decisions. It is subject to independent examination. In respect of documents prepared under the Development Plan the local planning authority is required to produce a statement showing how it complies with the SCI.

## Strategic Flood Risk Assessment (SFRA)

The council has completed a SFRA in conjunction with the Environment Agency and the local water companies which provides information on the probability of flooding, such as that from groundwater sources and sewers. The SFRA is used to ensure that, in allocating land or determining applications, development is located in areas at lowest risk of flooding.

## Strategic Gaps

Areas between towns and villages that have been defined to prevent the coalescence of settlements. The council and local community attach great importance to the function of these areas as a means of maintaining individual settlement identity.

## Strategic Housing Land Availability Assessment (SHLAA)

The primary purpose of the SHLAA is to:

- identify sites with the potential for housing
- assess how many homes they could provide and
- assess when they could be developed.

The SHLAA is an important evidence source to inform plan-making, but does not in itself determine whether a site should be allocated for housing development.

## Strategic Housing Market Assessment (SHMA)

A Strategic Housing Market Assessment is a requirement of the NPPF and should:

- estimate housing need and demand in terms of affordable and market housing
- determine how the distribution of need and demand varies across the plan area, for example, as between the urban and rural areas



- consider future demographic trends and identify the accommodation requirements of specific groups.

### **Strategic Plan for Sport and Recreation**

The council has developed a Strategic Plan for Sport and Recreation to 2025 to ensure residents have access to a range of facilities that meet their needs, now and in the future.

### **Suitable Alternative Natural Green Space (SANGS)**

Green space that is of a quality and type suitable to provide alternative green space to divert visitors from visiting the Thames Basin Heaths Special Protection Area.

### **Supplementary Planning Document (SPD) and Supplementary Planning Guidance (SPG)**

Non-statutory guidance on specific or sensitive planning issues which adds detail to policies in the Local Plan, and which has been the subject of public consultation.

### **Surface Water Management Plan**

A plan which outlines the preferred surface water management strategy in a given location. In this context surface water flooding describes flooding from sewers, drains, groundwater, and run-off from land, small water courses and ditches that occurs as a result of heavy rainfall.

### **Sustainability Appraisal (SA)**

A tool for appraising policies to ensure that they reflect sustainable development objectives (i.e. economic, social and environmental factors). It incorporates Sustainable Environmental Assessment (SEA). Sustainability Appraisal is required under the Planning and Compulsory Purchase Act 2004, to be carried out on all Development Plan Documents.

### **Sustainable Community Strategy (SCS)**

A Strategy prepared by local authorities to help deliver local community aspirations, under the Local Government Act 2000.

### **Sustainable Development**

Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.



## Sustainable Urban Drainage Systems (SUDS)

The term Sustainable Urban Drainage Systems (SUDS) covers the range of drainage elements for managing surface water in a way which is more sympathetic to the natural and human environment than conventional below-ground drainage systems. This can include:

- source control measures including rainwater recycling and drainage
- infiltration devices to allow water to soak into the ground, that can include individual soakaways and communal facilities
- filter strips and swales, which are vegetated features that hold and drain water downhill mimicking natural drainage patterns
- filter drains and porous pavements to allow rainwater and run-off to infiltrate into permeable material below ground and provide storage if needed, and
- basins and ponds to hold excess water after rain and allow controlled discharge that avoids flooding.

## Tenure

Housing tenure describes the status under which people occupy their accommodation. The most common forms of tenure are home-ownership and renting.

## Town Access Plan (TAP)

The Basingstoke Town Access Plan was developed by Hampshire County Council and Basingstoke and Deane Borough Council and identifies measures/schemes within an action plan to improve access to facilities and services within the town. The document was formally adopted by the county council in January 2012.

## Town Centre

Defined area, including the primary shopping area and areas of predominantly leisure, business and other main town centre uses within or adjacent to the primary shopping area. Basingstoke has a defined town centre, as indicated on the Policies Map.

## Transit Sites

Sites made available for Gypsies and Travellers who need to temporarily stop. There are limits on how long families can stay on these sites which is normally between 28 days and 3 months. Transit sites are generally used by families who have been evicted from their previous accommodation and are looking for a new place to live.

## Transport Assessment

A study of the patterns of movement around the borough by all modes of transport, which looks at how these affect the traffic flows along the road network. It forms part of the evidence base for the Local Plan.



### **Travel Plans**

A Travel Plan is a travel management strategy for a site, group of sites or organisation. It contains a package of measures designed to offer a choice of travel modes and encourage travelling in a more sustainable way.

### **Urban Character Study**

This provides a description of the key characteristics of the residential areas of Basingstoke, outside of the conservation areas. It helps to inform decisions on the types of change an area can accommodate without losing its distinctiveness.

### **Viability**

A financial appraisal of the profit or loss arising from a proposed development, taking into account the estimated value of a scheme when completed and the building cost and other development costs incurred in delivering a scheme.

### **Village Design Statements (VDS)**

A Village Design Statement is a practical tool to help influence decisions on design and development, that is developed, researched, written, and edited by local people and is considered representative of the views of the village as a whole.

### **Windfall Development**

Sites not identified in the Local Plan for any particular use which become available for development during the Local Plan period. Normally consists of infill sites, disused land or sites currently in another use which becomes available.



## Appendix 4 – Adopted Standards

### Adopted Green Space Standards (July 2013)

#### Maximum Distance Thresholds

Multi-functional Green Space (MFGS) made up of: <ul style="list-style-type: none"> <li>• Amenity Green Space (including informal play space and kickabout)</li> <li>• Accessible Natural Green Space</li> <li>• Parks.</li> </ul>	5mins (300m walking)  10mins (600m walking, 1500m cycling) 15mins (900m walking, 2250m cycling, 5625m car)
Equipped play areas	10mins (600m walking) to nearest facility
Allotments	10 mins (600m walking, 1500m cycling, 3750m by car)

#### Quantity Standard

Multi-functional Green Space (MFGS) made up of: <ul style="list-style-type: none"> <li>• Amenity Green Space (including informal play space and kickabout)</li> <li>• Accessible Natural Green Space</li> <li>• Parks</li> <li>• Green corridors and buffers</li> <li>• Important biodiversity sites and landscape features.</li> </ul>	65m <sup>2</sup> per person (in/adjacent to Basingstoke)  32m <sup>2</sup> per person (rural)
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#### Absolute Minimum Requirement

Multi-functional Green Space (MFGS) made up of: <ul style="list-style-type: none"> <li>• Amenity Green Space (including informal play space and kickabout)</li> <li>• Accessible Natural Green Space</li> <li>• Parks.</li> </ul>	20m <sup>2</sup> per person (all areas)
Equipped play areas	0.5m <sup>2</sup> per person (all areas)
Allotments	3.4m <sup>2</sup> per person (all areas)

### Minimum Sizes

Multi-functional Green Space	0.2ha (2000m <sup>2</sup> ) with no dimension less than 15m
Neighbourhood Parks	2ha
Strategic equipped play areas including provision for teenagers	1250m <sup>2</sup> in/adjacent to Basingstoke
Neighbourhood equipped play areas including provision for teenagers	750m <sup>2</sup> in/adjacent to Basingstoke 1000m <sup>2</sup> in rural settlements to allow for the lack of strategic sites
Local equipped play areas	300m <sup>2</sup> in/adjacent to Basingstoke 450m <sup>2</sup> in rural settlements to allow for the lack of strategic sites
Allotments	10 plots (approx. 1375m <sup>2</sup> ) min 5 rods

### Sport and Recreation Standards

Type of provision	Facility Catchment	Minimum Quantity standard	Minimum Quality Standard	Accessibility (driving travel time)
Swimming pools	Borough wide	0.06 sq m of pool building per person	25m x 4 lanes with reception, storage, changing village and car parking	20 minutes
Indoor Sports Halls / Leisure Centre	Settlement clusters	0.1 sq m of indoor sports building per person	4 badminton court hall with reception, storage, changing rooms and car parking	20 minutes
Ice Rink	Borough wide	No minimum quantity	Where provided... 1 full size rink with spectator seating, ancillary areas and car parking	No maximum drive time
Indoor Tennis Centre	Borough wide	No minimum quantity	No minimum quality standard	20 minutes
Indoor bowls	Borough wide	No minimum quantity	Where provided 6 lanes, changing and social facilities, car parking	No maximum drive time
Gymnastics Centre	Borough wide	No minimum quantity	Where provided... multi-disciplinary spaces, storage, changing rooms, car parking	No maximum drive time
Health and fitness/gyms	Settlement clusters	0.1 sq m of indoor sports building per person	Inclusive Fitness Initiative (IFI) accredited gym	15 minutes
Athletics Tracks	Borough wide	0.064 sq m of synthetic surface per person	Where provided 8 lanes, changing and social facilities, car parking	20 minutes



Artificial Turf Pitches	Settlement clusters	0.4 sq m per person	Full size for football, hockey or rugby with changing rooms, floodlighting	20 minutes
Grass playing fields	Neighbourhood	9.3 sq m per person	Conforms to sport governing body standards for pitch and changing rooms, no single pitch sites, social space	15 minutes
Outdoor Tennis/ Netball courts	Neighbourhood	0.5 sq m per person	Conforms to sport governing body standards, fully enclosed, floodlighting	10 minutes
Outdoor Bowling Greens	Neighbourhood	0.5 sq m per person	6 rinks, changing and social facilities	10 minutes
Golf Courses/ Driving ranges	Borough wide	No minimum quantity	No minimum quality standard	20 minutes
Multi Use games areas	Neighbourhood	Referenced in Green Infrastructure Policy	Referenced in Green Infrastructure Policy	Referenced in Green Infrastructure Policy
Water based facilities	Borough wide	No minimum quantity	Where provided... storage, changing rooms, car parking, social facilities	No maximum drive time



## Appendix 5 – Masterplan and Development Brief Protocol

### 1. The Purpose of the Masterplanning Protocol

- 1.1 The Basingstoke and Deane Local Plan allocates a number of sites for housing development which require a masterplan or development brief. This will ensure that:
  - a) The objectives and policies of the Local Plan are applied to the allocation site in order to deliver the best possible economic, social and environmental benefits.
  - b) Development takes full account of the constraints of the site and neighbouring area.
  - c) A high quality scheme is delivered with all the necessary infrastructure in place.
  - d) There is full engagement with local residents and other stakeholders.
  - e) Schemes are coordinated with other development proposals in the area.
- 1.2 This Protocol provides an overview of the commitments of the council and the developer or landowner to producing a masterplan, or development brief where appropriate, for these sites. The masterplan must be approved by the council prior to the submission of a planning application.

### 2. What development sites does this Protocol apply to?

- 2.1 Masterplans are to be produced for a number of the housing sites allocated for development in Policy SS3 - Greenfield Site Allocations of the Local Plan, and as set out in the relevant individual site policies. Masterplans are also to be produced for those sites which come forward in accordance with Policy SS2 - Regeneration.

### 3. Who prepares the Masterplan?

- 3.1 The masterplan is to be prepared by the council or by developers or landowners in consultation with the council.

### 4. Content of the Masterplan

- 4.1 A masterplan will typically address the following topics, although the content will vary depending on the specific characteristics of each site.

#### 4.2 Context of the Masterplan:

- a) National policy context: National Planning Policy Framework.
- b) Local policy context: Local Plan; Neighbourhood Plans; Supplementary Planning Documents; Infrastructure Delivery Plan; Village Design Statements; other relevant local policy documents e.g. Housing Strategy.



- c) Issues and constraints affecting the site and local area: transport network including highway capacity, public transport, cycle and pedestrian networks; conservation areas and listed buildings; landscape; ecology; trees; the valued local character of buildings in the area; flooding; noise sources; infrastructure such as education, community facilities, open space and sport and provision, sewerage, utilities, water quality.

#### 4.3 Masterplan Development:

- a) Identification of baseline information needed to progress the masterplan.
- b) Identification of key agencies, stakeholders and local groups whose input is needed to progress the masterplan.
- c) Primary objectives for development.
- d) The development and property market.
- e) Identification of issues and opportunities.
- f) Options for development.
- g) Methods of community involvement.
- h) Timetable for the preparation of the masterplan.

#### 4.4 The Masterplan:

- a) The preferred approach.
- b) Development objectives.
- c) How key policy objectives are being met such as through the provision of affordable housing and a housing mix.
- d) General location of housing within the site.
- e) General location of other key uses such as open space and, where appropriate, community facilities, sports provision and schools.
- f) Demonstration of how key constraints have been safeguarded such as: high quality trees and landscape features; views into, within and out of the site; features of ecological and conservation value; protection from noise sources.
- g) Defines the network of movement patterns for pedestrians, cyclists, cars, public transport, service and refuse vehicles.
- h) The approach to parking provision and refuse collection.
- i) Guidance on the design, scale, massing, density and siting of buildings and how they address local distinctiveness.
- j) Guidance on sustainable development and construction.
- k) Guidance on landscape structure, streets and other public and open spaces.
- l) How the scheme integrates with the surrounding neighbourhoods and any other planned developments.
- m) How the infrastructure for the development such as highways, schools, and community facilities is to be funded and provided through the use of Community Infrastructure Levy (CIL) or direct provision through legal agreements.
- n) Which off-site contributions to local infrastructure are to be made.

#### 4.5 Consultation with the local community:



- a) How the local community, such as parish councils, local residents, and amenity groups, has been consulted, and how their views have been taken into account, in the preparation of the masterplan.
- b) Different levels of community consultation will be required depending on the scale and complexity of the development, to be agreed with the council. For example, for smaller housing schemes it may suffice for there to be consultation with specific groups on key local issues followed by a wider consultation on a draft masterplan. For larger and more complex schemes, it will be necessary to undertake more extensive and frequent consultations including, for example, on issues and options for development in advance of the selection of a preferred approach.
- c) Explanation of how the production of the masterplan, where appropriate, has complied with the council's Statement of Community Involvement.

#### 4.6 Implementation:

- a) Timetable for the delivery of the scheme and associated infrastructure.
- b) Phasing of development.
- c) Funding of development and infrastructure.
- d) A risk assessment of how economic, infrastructure and other factors may delay implementation and how these may be mitigated.

### 5. Status of the Masterplan

- 5.1 The masterplan will be formally approved by the council as a material planning consideration. The masterplan will have the status of a council policy document.

### 6. Production of the Masterplan

- 6.1 The masterplan will be produced in accordance with the following requirements whether it is prepared by the council or the developer or landowner.
  - a) A timetable for the preparation of the masterplan is to be agreed between the council and the developer or landowner.
  - b) The masterplan will be approved prior to the submission of a planning application.
  - c) The preparation, public consultation and content of the masterplan will be in accordance with the advice given in this Protocol unless otherwise agreed by the council and developer or landowner.
  - d) The council and landowner or developer will provide timely advice in response to requests for information to enable the preparation of the masterplan. This will involve advice being given by all relevant officers in the council. The council will give timely consideration to the draft and final versions of a masterplan.
  - e) The draft and final versions of the masterplan will be submitted for consideration by officers and members of the council.



## Appendix 6 – Policy relationship with Saved Local Plan policies

The following table identifies which 'saved' policies of the Basingstoke and Deane Borough Local Plan 1996 – 2011 are replaced by the Basingstoke and Deane Local Plan 2011- 2029. The following policies are replaced by a policy in the Local Plan, or are no longer 'saved'.

Saved Local Plan policy	Title	Replaced by the Local Plan	Further Information
D2	Phasing of Residential Development	Yes	Local Plan Policy SS4
D3	Schedule of Proposed Allocations	Yes	Local Plan Policy SS3
D3.1	Land North of Popley, Basingstoke	No - deleted	Policy no longer saved and is deleted.
D3.2	Popley Fields, Basingstoke	No - deleted	Policy no longer saved and is deleted.
D3.3	John Hunt School site, Basingstoke	No - deleted	Policy no longer saved and is deleted.
D3.4	West Ham Lane, Basingstoke	No - deleted	Policy no longer saved and is deleted.
D3.5	Aldermaston Road Triangle, Basingstoke	No - deleted	Policy no longer saved and is deleted.
D3.7	Remainder of Taylors Farm, Chineham	No - deleted	Policy no longer saved and is deleted.
D3.8	Old Kempshott Lane, Basingstoke	No - deleted	Policy no longer saved and is deleted.
D3.9	A339 Newbury Road Trumpet Junction, Basingstoke	No - deleted	Policy no longer saved and is deleted.
D3.10	Former Allotment Site, North of Churchill Way West, Basingstoke	No - deleted	Policy no longer saved and is deleted.
D3.11	Land North of Former Park Prewett Hospital, Basingstoke	No - deleted	Policy no longer saved and is deleted.
D3.12	South View, Basingstoke	No - deleted	Policy no longer saved and is deleted.
D3.14	Chineham Railway Station, Cufaude Lane	Yes	Local Plan policy SS10
D3.15	Foxdown, Overton	No - deleted	Policy no longer saved and is deleted.
D3.16	Land between Mulfords Hill and Silchester Road, Tadley	No - deleted	Policy no longer saved and is deleted.
D3.17	Boundary Hall site, Tadley	No - deleted	Policy no longer saved and is deleted.



D3.18	Industrial Premises, Evingar Road, Whitchurch	No - deleted	Policy no longer saved and is deleted.
D3.19	Park View, Whitchurch	No - deleted	Policy no longer saved and is deleted.
D3.20	Station Car Park, Whitchurch	Yes	Local Plan policy SS11
D3.21	Ardglen, Whitchurch	No - deleted	Policy no longer saved and is deleted.
D4	Sub-division and Loss of Dwellings	No- deleted	Policy no longer saved and is deleted.
D5	Residential and Other Development within Settlements	Yes	Local Plan policy SS1 and EP2
D6	New Residential Accommodation in the Countryside	Yes	Local Plan policy SS6
D8	Rural Exceptions	Yes	Local Plan policy CN2
D9	Rural Brownfield Sites	Yes	Local Plan policies SS6, EP4 and EP5.
E1	Development Control	Yes	Local Plan policy EM1, CN9, EM9, EM10 and EM12.
E2	Buildings of Historic or Architectural Interest	Yes	Local Plan policy EM11
E3	Areas of Areas of Architectural or Historic Interest	Yes	Local Plan policy EM11
E6	Landscape Character	Yes	Local Plan policy EM1
E7	Nature / Biodiversity Conservation	Yes	Local Plan policy EM2
EC1	Employment Areas	Yes	Local Plan policy EP1 and EP2
EC2	Re-Use of Employment Sites	Yes	Local Plan policy EP2
EC3	Office and Hi-Tech Employment Uses	Yes	Local Plan policy EP1
EC4	Loss of Local Employment Opportunities	Yes	Local Plan policy EP2
EC5	Live / Work Units	No - deleted	Policy no longer saved and is deleted.
EC6	The Re-Use of Buildings in the Countryside	Yes	Local Plan policies SS6, EP4 and EP5
EC7	Farm Diversification	Yes	Local Plan policy EP4
EC8	Rural Tourism	Yes	Local Plan policy EP5
EC10	A3, A4 and A5 Food and Drink	Yes	Local Plan policy EP3
EC11	Hotels	Yes	Local Plan policy EP3
C1	Section 106 Contributions	Yes	Local Plan policy CN6
C2	Affordable Housing	Yes	Local Plan policy CN1
C3	Housing Mix	Yes	Local Plan policy CN3
C4	Housing for the Elderly and those with Special Needs	Yes	Local Plan policy CN4
C5	Gypsy Sites / Travelling	Yes	Local Plan policy CN5



	Showpeople		
C6	Exceptions Policy for the Provision of Facilities within Settlement Policy Boundaries	No - deleted	Policy no longer saved and is deleted.
C7	The Protection, Enhancement and Replacement of Existing Leisure and Community Facilities or Open Space	Yes	Local Plan policies CN7, CN8 and EM5
C8	Protection of Essential Services	Yes	Local Plan policy CN7
C9	New Leisure Facilities or Open Spaces	Yes	Local Plan policies CN8 and EM5
A1	Car Parking	Yes	Local Plan policies CN9 and EM10
A2	Encouraging Walking, Cycling and the Use of Public Transport	Yes	Local Plan policy CN9
A3	Infrastructure Improvements	Yes	Local Plan policy CN6
A4	Telecommunications Development	No - deleted	Policy no longer saved and is deleted. Addressed at a national level
A5	Recycling	No - deleted	Policy no longer saved and is deleted.
A6	Renewable Energy	Yes	Local Plan policies EM8 and EM10
A7	Water and Sewerage Infrastructure	Yes	Local Plan policy CN6

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[local.plan@basingstoke.gov.uk](mailto:local.plan@basingstoke.gov.uk)

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