



*Basingstoke  
and Deane*



# **Basingstoke and Deane Borough Council**

## **Submission Local Plan 2011 to 2029**

### **Overview and Context Topic Paper**

**October 2014**

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# 1. What are the Basingstoke and Deane Borough Submission Local Plan Topic Papers?

- 1.1. A series of topic papers have been produced to accompany the Basingstoke and Deane Local Plan 2011-2029. The topic papers provide an understanding of the latest evidence, wider context, and reasoning for the proposed policy approach. All topic papers are living drafts and include a 'snapshot' of the evidence at the time of publication.

## 2. Introduction

- 2.1 This topic paper takes each policy of the Submission Local Plan in turn and identifies and sign-posts the comprehensive evidence base that has informed the policy.
- 2.2 Appendix 3 of this document is a matrix identifying which issues (of the Core Strategy Issues and Option consultation January 2008) informed the submission Local Plan policies. Appendix 4 of this document is a matrix showing the evidence base documents that have informed the policies in the Submission Local Plan.
- 2.3 The paper does not discuss the following documents, which have also informed the formulation of the policies in the Submission Local Plan, in detail:
  - i. the extensive public consultation that has been carried out at the various stages of the preparation of the Local Plan as it has evolved. Further information on this can be found in the Statement of Consultation.
  - ii. the Sustainability Appraisal (SA) (inc. Strategic Environment Assessment (SEA)). Further information can be found within the SA (inc. SEA) Non-technical summary.
  - iii. the effective cooperation to plan for issues with cross-boundary impacts. Further information can be found within the Local Plan Duty to Cooperate Statement.
  - iv. the relevant evidence which has informed the housing economic strategy for the Submission Local Plan. Further information can be found within the Housing Topic Paper.
- 2.4 A requirement of the National Planning Policy Framework (NPPF) (at paragraph 158) is that Local Plans are based on up-to-date and relevant evidence. As indicated in paragraph 1.13 of the Submission Local Plan, this 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.
- 2.5 The evidence base varies from technical assessments and studies to local and sub-regional strategies and local surveys. The evidence base clearly shows the

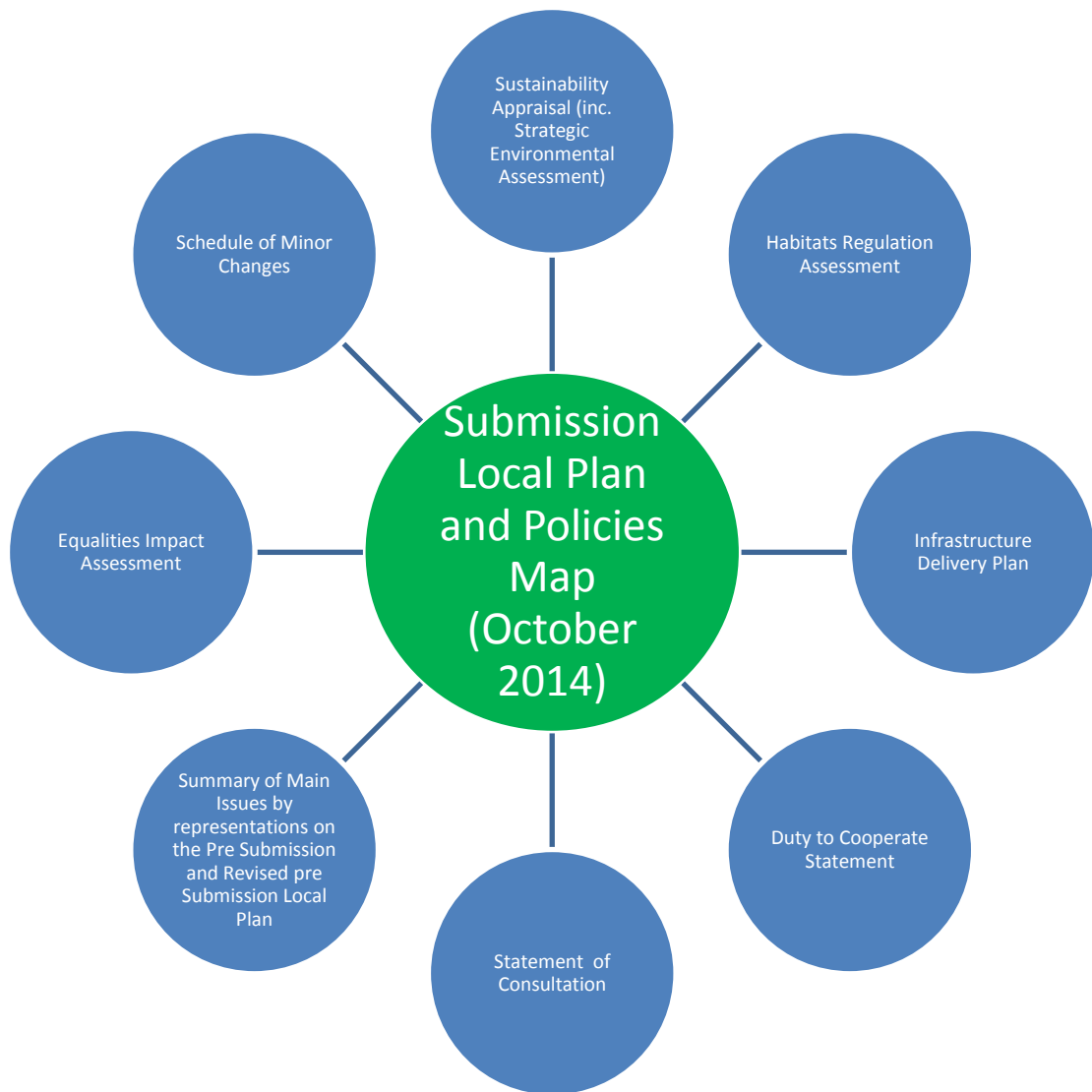
council's joined-up approach to ensure that the Local Plan has been prepared taking into account a range of issues and considerations and is justified. The evidence base has informed policies that will deliver the Vision and Objectives as laid down in chapter 2 of the Submission Local Plan. This vision is shared with the [Sustainable Community Strategy for Basingstoke and Deane 2011-2026](#) and the [Basingstoke and Deane Borough Council Plan 2013-2017](#).

- 2.6 Hyperlinks have been used throughout this topic paper where appropriate to signpost other documents. These links are correct at the time of publication.

### 3. Submission Local Plan and supporting documents

3.1 Figure 1 below identifies the statutory documents that are required to accompany the Basingstoke and Deane Borough Council Submission Local Plan. These documents can be viewed at [www.basingstoke.gov.uk/go/localplan](http://www.basingstoke.gov.uk/go/localplan).

Figure 1: Statutory documents that are required to accompany the Basingstoke and Deane Borough Council Local Plan

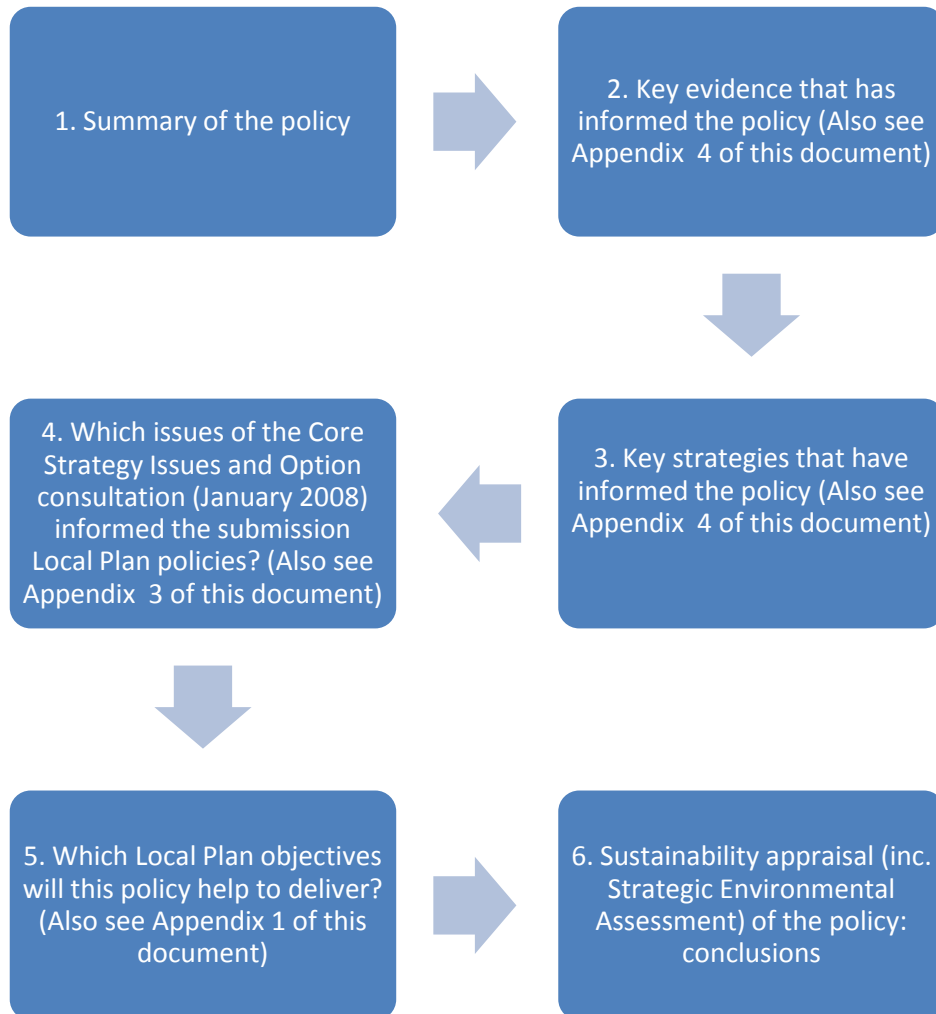


3.2 In addition to the above, the Submission Local Plan is supported by extensive evidence base documents, which are set out in Appendix 1 of the Plan. The evidence base documents can also be viewed on the council’s website at <http://www.basingstoke.gov.uk/browse/environment-and-planning/planning/emerging-local-plan/evidencebase/>.

## 4. Submission Local Plan evidence base

- 4.1 This topic paper takes each policy of the Submission Local Plan in turn and identifies and sign-posts the comprehensive evidence base that has informed the policy. Figure 2 below identifies the review process for each policy that has been undertaken in chapter 5 of this document:

Figure 2: Review process for each policy



## 5. Submission Local Plan Policies

### Local Plan Chapter 4 policies: Delivery of the Strategy

- 5.1 The spatial strategy outlined in chapter 3 of the Local Plan 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.
- 5.2 Policies within this chapter 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).

### Policy SS1 – Scale and Distribution of new housing

- 5.3 As indicated in policy SS1, the Local Plan will make provision to meet 13,464 dwellings over the period 2011-2029. This equates to 748 dwellings per annum. This figure has been established through a combination of technical studies and consultation with local communities to understand their aspiration on future housing provision.
- 5.4 The Local Plan has been positively prepared and seeks to meet objectively assessed housing needs for market and affordable housing.

### Key evidence that has informed the policy

Evidence	Summary
<a href="#">Strategic Housing Market Assessment 2014 (encompassing the Edge Analytics Demographic Report 2013 as amended 2014)</a>	<p>A new Strategic Housing Market Assessment (SHMA) for Basingstoke and Deane was published in April 2014 replacing the Central Hampshire and New Forest SHMA (and updates) and the previous Housing Needs Survey (which looked at just affordable housing).</p> <p>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) to meet household and population projections. It considers the need for all types of housing, including affordable housing and the needs of different groups in the community.</p>

<a href="#">Demographic Research, Analysis and Forecasts including an addendum on additional scenario analysis, March 2014</a>	<p>In order to set an annual housing requirement for the borough, to be used to inform the emerging Local Plan, the Council commissioned Edge Analytics to undertake independent demographic forecasting. This study used the latest projections and forecasts as published by the Department for Communities and Local Government (DCLG) and the Office for National Statistics (ONS). The study used the Popgroup model to consider a variety of scenarios relevant to the borough. The report below sets out the work undertaken and the various scenarios tested.</p> <p>The 2014 version includes an addendum on additional scenario analysis.</p>
<a href="#">Strategic Housing Land Availability Assessment version 9 September 2014</a>	<p>The Basingstoke and Deane Borough SHLAA was prepared in 2014 (version 9), and provides an assessment of potential housing sites in the borough to give an overall indication of the potential available housing capacity in the borough.</p>

5.5 See the council's Housing Topic Paper for further information on the comprehensive evidence base that has informed the policy.

### Key strategies that have informed the policy

Strategy	National, regional or local	Summary
<a href="#">Basingstoke and Deane Borough Council's Housing and Homelessness Strategy 2013-18</a>	Local	<p>The Housing and Homelessness Strategy sets out the Council's aims to meet housing need in the borough over the period 2013-2018. The strategy sets out five aims for the housing strategy to deliver including:</p> <ol style="list-style-type: none"> <li>1. Maximise supply of affordable housing</li> <li>2. Shape supply of new housing to target those people in need</li> </ol>
<a href="#">Basingstoke and Deane Borough Council Plan 2013-2017</a>	Local	<p>Policy accords with the Council Plan proposal to 'Deliver a Local Plan that ensures well planned development, enhances local character and meets local needs</p>

		with the number and mix of new homes.'
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**Which Local Plan objectives will this policy help to deliver?**

- 5.6 As identified in Table 1 of the Local Plan the policy will help to achieve Objective F (new homes and infrastructure) of the Local Plan.

**Which issues of the Core Strategy Issues and Option consultation (January 2008) informed the submission Local Plan policies?**

Issue 1: Provision of employment land

Issue 4: Location of greenfield development

Issue 5: Approach to greenfield development

Issue 6: Future approaches to existing built-up areas

Issue 7: Future approaches to greenfield development in the Borough

Issue 8: Scale and location of housing development

Issue 9: Flexibility in meeting the Borough's housing target

- 5.7 Further information on the progression and refinement of options from the 'Issues and Options' stage can be found in Appendix 12 and 12a of the Local Plan Revised Pre Submission SA (inc. SEA).

**Sustainability appraisal (inc. Strategic Environmental Assessment) of the policy: conclusions**

- 5.8 The policy is broadly compatible with the social SA objectives, enabling housing provision and in particular ensuring new housing is not isolated from existing communities. However, because of the amount of new housing proposed and the location including greenfield sites, there are some unknown and potentially negative impacts on the environmental SA objectives particularly those relating to the landscape, soil and biodiversity. The policy performs poorly against objectives 3 (climate change) and 16 (resource efficiency) (Appendix 2 of this document lists the 20 SA objectives) due to the impact on greenfield sites and increased greenhouse gas emissions. However, housing has a positive impact on the economy as housing supports economic growth.

**Policy SS2 – Regenerating Residential Neighbourhoods**

- 5.9 As indicated in the 'Summary of Issues to Address' in paragraph 2.6 of the Revised Pre Submission Local Plan, there is a need to regenerate parts of the old residential housing areas, associated with the town's rapid expansion in the 1960's and 1970's. The areas of Buckskin, South Ham and Norden are identified as a priority for regeneration. Policy SS2 provides the framework to support regeneration proposals, including the priority areas identified above. Based upon previous experience of regeneration schemes in the borough, 200 net additional dwellings is considered to be achievable in the plan period through regeneration opportunities.

## Key strategies that have informed the policy

Strategy	National, regional or local	Summary
<a href="#">Strategic Approach to Regeneration (2011)</a>	Local	The '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. The approach was agreed by Cabinet on 26 July 2011. Section 4 of the Report to Cabinet indicates that Basingstoke faces a number of issues associated with its rapid expansion in the 1960/1970s.
<a href="#">Basingstoke and Deane Borough Council Plan 2013-2017</a>		Policy accords with the Plans proposal to 'Deliver affordable housing where it is needed through joint working and creative use of assets — and regenerate priority residential areas, including in South Ham, Buckskin and Norden.

### Which Local Plan objectives will this policy help to deliver?

- 5.10 As identified in Table 1 of the Local Plan the policy will help to achieve Objective I (regeneration) of the Submission Local Plan.

### Which issues of the Core Strategy Issues and Option consultation (January 2008) informed the submission Local Plan policies?

Issue 6: Future approaches to existing built-up areas

Issue 23: Deprivation, social inclusion, regeneration and renewal

- 5.11 Further information on the progression and refinement of options from the 'Issues and Options' stage can be found in Appendix 12 and 12a of the Revised Pre Submission Local Plan SA (inc. SEA).

### Sustainability appraisal (inc. Strategic Environmental Assessment) of the policy: conclusions

- 5.12 The policy has a broadly positive impact in relation to the social and environmental SA objectives, enabling the regeneration of deprived neighbourhoods and facilitating increased housing provision whilst protecting the environment by regenerating existing built up areas.

### Policy SS3 – Greenfield Site Allocations

- 5.13 Policy SS1 of the Submission Local Plan indicates that policy SS3 will need to allocate greenfield sites to provide approximately 6,940 dwellings over the plan period. Policy

SS3 allocates 11 greenfield sites in order to achieve the housing requirement set out in policy SS1:

- Policy SS3.1: Swing Swang, Basingstoke – approximately 100 homes
- Policy SS3.2: Kennel Farm, Basingstoke – approximately 310 homes
- Policy SS3.3: Razor’s Farm, Basingstoke – approximately 420 homes
- Policy SS3.4: North of Popley Fields, Basingstoke – approximately 450 homes
- Policy SS3.5: Overton Hill, Overton – approximately 120 homes
- Policy SS3.6: South of Bloswood Lane/ Manor Farm, Whitchurch – approximately 150 homes
- Policy SS3.7: Redlands, adjacent to Basingstoke – approximately 150 homes
- Policy SS3.8: Upper Cufaude Farm, Basingstoke – approximately 390 homes
- Policy SS3.9: East of Basingstoke, Basingstoke – approximately 450 homes
- Policy SS3.10: Manydown, Basingstoke – approximately 3,400 homes
- Policy SS3.11: Basingstoke Golf Course, Basingstoke – approximately 1,000 homes

5.14 These sites have been selected as a result of a robust evidence base including the site assessment and Sustainability Appraisal (inc. a SEA) process which are described in more detail in the Housing Topic Paper.

5.15 Each greenfield site allocated in policy SS3 has a separate criteria based policy (SS3.1-SS3.11) which provide a high degree of predictability for decisions on potential planning applications on the sites. The policy criteria will ensure necessary infrastructure is provided to meet the needs of the developments. The Infrastructure Delivery Plan (IDP) is a supporting document in the preparation of the evidence base informing the criterion in policies SS3.1-SS3.11. The IDP sets out the infrastructure needs associated with development growth, together with how and when these items are to be delivered and funded.

5.16 Cooperation and guidance from the following statutory bodies has helped to produce the criterion in policies SS3.1 to SS3.11:

- Hampshire County Council
- English Heritage
- Environment Agency
- Natural England
- Hampshire and Isle of Wight Wildlife Trust

## Key evidence that has informed the policy

- 5.17 Substantial evidence has been used to justify the housing sites allocated in the Local Plan. Policies SS3 and SS3.1 to SS3.11 are justified by the following key evidence:

<b>Evidence</b>	<b>Summary</b>
<a href="#">Strategic Housing Land Availability Assessment version 9 September 2014</a>	<p>A study which: identifies sites with the potential for housing; assesses how many homes they could provide; and assesses when they could be developed.</p> <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> <p>An update is provided annually.</p>
<a href="#">Housing Site Assessment (2014)</a>	<p>Housing site assessments have been undertaken in respect of the allocated housing sites and all Category One sites in the SHLAA, in order to inform decisions on the suggested sites for allocation in the emerging Local Plan.</p>
<a href="#">Sustainability appraisals of housing sites (2014) – Appendix 14 of the SA (inc. SEA of the Revised Pre Submission Local Plan</a>	<p>Sustainability appraisals have been undertaken in respect of the allocated housing sites and Category One sites in the Strategic Housing Land Availability Assessment (SHLAA), in order to inform decisions on the suggested sites for allocation in the emerging Local Plan.</p> <p>Due to the availability of more detailed information on sites, the SA incorporates the technical information obtained and assessed through the site assessment work as well as other evidence available, particularly in respect of the social and economic SA objectives.</p>
<a href="#">Biodiversity assessment (2010, 2011 and 2013)</a>	<p>The borough council undertook three assessments of potential future development areas, to provide guidance on the biodiversity implications of accommodating further development within the borough. All of the assessed sites and combination of sites are located in the areas immediately surrounding Basingstoke, Bramley, Overton and Whitchurch.</p>

<p><a href="#"><u>Flood Risk ranking and Sequential Test (2011) and Updated Flood Risk Ranking (2014)</u></a></p>	<p>A sequential test of SHLAA sites was undertaken. Category 1 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><a href="#"><u>Gypsy and Travellers Accommodation Assessment (2012)</u></a></p>	<p>A study which assesses the accommodation needs and aspirations of Gypsies and Travellers housed or living on authorised or unauthorised sites across the borough.</p>
<p><a href="#"><u>Landscape Capacity Study (2008 and 2010)</u></a></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><a href="#"><u>North Hampshire Renewable Energy and Local Carbon Development Study (2010)</u></a></p>	<p>A study to inform the development of sustainable construction and renewable energy policies. It provides evidence for some of the site allocation policy criterion. It was jointly prepared with the other North Hampshire authorities of Hart and Rushmoor Councils.</p>
<p><a href="#"><u>Strategic Flood Risk Assessment (2010 and 2012)</u></a></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.</p> <p>It was completed in conjunction with the Environment Agency and the local water companies.</p>
<p><a href="#"><u>Sustainability of Settlements (2008)</u></a></p>	<p>A study which identifies the most sustainable settlements across the borough which may be suitable for future development. It creates a settlement hierarchy that groups settlements based on their relative sustainability, assessed against a set of criteria related to the availability of various services.</p> <p>The study also suggests a number of alternative policy options based on the categorisation of settlements within the hierarchy, considering how to meet local needs, and how to deal with those settlements that fall outside of the hierarchy.</p>

<p><a href="#">Transport Assessment (2014)</a></p>	<p>The assessment provides initial conclusions of the overall impact of the forecast growth, as detailed in the Revised Pre Submission Local Plan, on the highway network and goes on to identify and cost potential infrastructure opportunities to mitigate the impact of development at various affected junctions.</p> <p>It studied the patterns of movement around the borough by all modes of transport, by both residents and visitors. It looked at how these affect the traffic flows along the road network: on local roads, main highways and on the M3 Motorway. It was prepared in conjunction with Hampshire County Council (as the Highways Authority) and the Highways Agency (who have responsibility for the strategic highway network including the M3 and A34). A revised spatial strategy was tested following consultation on the Pre-submission Local Plan.</p>
<p><a href="#">Basingstoke and Deane Borough Council Viability Study – Residential and Non-residential Viability Final Report (2013)</a></p> <p><a href="#">Basingstoke and Deane Borough Council Viability Study – Manydown and Golf Course Viability Report (2014)</a></p>	<p>The 2013 Viability Study provided the Council with evidence to assist it in preparing policies for the emerging local plan and in drawing up a Community Infrastructure Levy (CIL) charging schedule.</p> <p>The site allocations set out the scale and type of sites in different locations in the borough, including factors that may affect the gross to net land take. This will have an impact on viability in terms of value areas and values and costs associated with different scale sites; and this is taken account of in the development of the case studies used for the viability testing.</p> <p>This July 2014 study has been used to extend this work to take advantage of the further detail that has emerged about the Golf Course (policy SS3.11) and Manydown (policy SS3.10) strategic sites.</p>
<p><a href="#">Infrastructure Delivery Plan (IDP) 2014</a></p>	<p>The council has prepared, in consultation with service providers including Hampshire County Council, an IDP 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.</p> <p>The IDP details infrastructure requirements through to</p>

	2029 but focuses on the measures that are needed within the first phases of plan, in the context of the Local Plan.
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**Key strategies that have informed the policy**

<b>Strategy</b>	<b>National, regional or local</b>	<b>Summary</b>
<a href="#">Basingstoke and Deane Borough Council Plan 2013-2017</a>	Local	Policies accord with the Plans proposals to ‘Deliver a Local Plan that ensures well planned development, enhances local character and meets local needs with the number and mix of new homes.’ and ‘Promote the use of Manydown land to deliver much needed high quality homes and facilities of wider borough benefit, while protecting local communities.’

**Which Local Plan objectives will this policy help to deliver?**

- 5.18 As identified in Table 1 of the Local Plan the policy will help to achieve Objectives F (new homes and infrastructure) and G (delivery of infrastructure) of the Submission Local Plan.

**Which issues of the Core Strategy Issues and Option consultation (January 2008) informed the submission Local Plan policies?**

- Issue 3: Approaches to existing built areas
- Issue 4: Location of greenfield development
- Issue 5: Approach to greenfield development
- Issue 7: Future approaches to greenfield development in the Borough
- Issue 8: Scale and location of housing development
- Issue 13: Accessibility and commuting
- Issue 15: Carbon footprint and climate change
- Issue 17: Natural environment
- Issue 19: Built environment
- Issue 30: Open space

5.19 Further information on the progression and refinement of options from the 'Issues and Options' stage can be found in Appendix 12 and 12a of the Revised Pre Submission Local Plan SA (inc. SEA)

**Site assessment and Sustainability Appraisal (inc. Strategic Environmental Assessment)**

5.20 Table A1 in Appendix 5 includes the site assessment and SHLAA conclusions for each housing site allocation. Table A2 in Appendix 6 includes the conclusions of the Sustainability Appraisal (inc. Strategic Environmental Assessment) of each allocated housing site and the Sustainability Appraisal (inc. Strategic Environmental Assessment) of each housing site allocation policy.

## Policy SS4 – Ensuring a supply of deliverable sites

- 5.21 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. As noted in policy SS4 and supporting text the council will use annual monitoring to consider whether the borough has a five year housing land supply. The council has made a commitment in policy SS4 to review the Local Plan if a future supply of delivery cannot be demonstrated.
- 5.22 The sites allocated in Policy SS3 (Greenfield site allocations), the settlements identified in policy SS5 (Neighbourhood planning) and other sources of supply as identified in Table 2 of the Submission Local will help to ensure that a rolling 5 year supply of housing is maintained within the plan period.
- 5.23 The protection of water quality is also a fundamental objective of this policy, making it clear that further planning permissions will be resisted where it would result in deterioration in water quality band status of the relevant catchment. Further information on water quality issues can be found under policy EM6 of this report.

### Key evidence that has informed the policy

Evidence	Summary
<a href="#">Strategic Housing Land Availability Assessment version 9 September 2014</a>	<p>A study which: identifies sites with the potential for housing;</p> <ul style="list-style-type: none"> <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> <p>An update is provided annually.</p>
<a href="#">Water Cycle Study Phase 2 (2009)</a>	<p>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.</p> <p>Phase 2 of the Study has been overseen by a Steering Group which comprises representatives of the following organisations:</p> <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> </ul>

	<ul style="list-style-type: none"> <li>• South East Water</li> </ul>
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**Key strategies that have informed the policy**

<b>Strategy</b>	<b>National, regional or local</b>	<b>Summary</b>
<a href="#">Water for life and livelihoods: River Basin Management Plan: Thames river basin district (2009)</a>	Regional	<p>Sets 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.</p> <p>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.</p>

**Which Local Plan objectives will this policy help to deliver?**

5.24 As identified in Table 1 of the Local Plan the policy will help to achieve Objective F (new homes and infrastructure):

**Which issues of the Core Strategy Issues and Option consultation (January 2008) informed the submission Local Plan policies?**

Issue 9: Flexibility in meeting the Borough's housing target

Issue 18: Water supply and demand

5.25 Further information on the progression and refinement of options from the 'Issues and Options' stage can be found in Appendix 12 and 12a of the Local Plan SA (inc. SEA).

**Sustainability appraisal (inc. Strategic Environmental Assessment) of the policy: conclusions**

5.26 This policy has a positive impact on environmental objectives. By prioritising brownfield sites, the policy protects greenfield sites which may contribute to landscape character and/or have biodiversity and agricultural potential. The protection of water quality is also a fundamental objective of this policy, making it clear that further planning permissions will be resisted where it would result in a deterioration of the catchment. However, the criteria for water quality may result in some uncertainty for housing supply, having implications for the social objectives. Aside from this, the impact on social objectives is broadly positive or negligible. The phasing of development would ensure that residents would have adequate infrastructure to support key facilities and maintain health and well-being. There would, however, be a potentially negative impact on rural settlements which are not targeted for development. There would be a negligible or positive impact on economic objectives through the retention of existing employment areas and the supply of a local workforce.

### Policy SS5 – Neighbourhood Planning

5.27 The council strongly supports the principle of Neighbourhood Planning, which includes the development of Neighbourhood Plans and Neighbourhood Development Orders. This approach enables local communities to have a greater say in shaping and managing development within their local area. The Council continues to support the preparation of Neighbourhood Plans across the borough, and [12 neighbourhood areas have been designated](#) in the borough at the time of publication. The Local Plan supports neighbourhood planning and provides the framework for the development of neighbourhood plans and orders, including community right to build.

5.28 Policy SS5 requires the settlements listed below, which are all in parishes that are designated areas for neighbourhood planning purposes, to identify sites/ opportunities to meet the following levels of development, generally in and around defined Settlement Policy Boundaries:

Settlement	Level of development	Why this level of development?
Bramley	Approximately 200 homes	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 levels of development in the village and allows the local community to identify a locally supported approach to accommodating growth rather than allocating a specific site.
Kingsclere	Approximately	Given the size of the village, the more limited

	50 homes	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.
Oakley	Approximately 150 homes	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.
Overton	Approximately 150 homes	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.
Whitchurch	Approximately 200 homes	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.

5.29 Policy SS5 also requires a further 150 homes to be identified through neighbourhood plans/ neighbourhood development orders in areas outside of those listed above. As indicated in paragraph 4.53 of the Revised Pre-Submission Local Plan, this 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.

#### Key evidence that has informed the policy

Evidence	Summary
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<a href="#">Strategic Housing Land Availability Assessment version 9 September 2014</a>	<p>A study which: identifies sites with the potential for housing;</p> <ul style="list-style-type: none"> <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> <p>An update is provided annually.</p> <p>The SHLAA identifies Category 2 sites that do not warrant strategic allocation for various factors but could be suitable for development and could be brought forward through neighbourhood planning</p>
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### Key strategies that have informed the policy

Strategy	National, regional or local	Summary
<a href="#">Sustainable Community Strategy for Basingstoke and Deane 2011-2026</a>	Local	Policy is consistent with paragraph 4.1.4 of the Sustainable Community Strategy for Basingstoke and Deane 2011-2026 as new housing could enable more sustainable rural communities at an appropriate scale to meet local needs.
<a href="#">Basingstoke and Deane Borough Council Plan 2013-2017</a>	Local	Policy accords with the Plans proposal to 'Support local communities to shape their area in the way they want, through neighbourhood plans.'

### Which Local Plan objectives will this policy help to deliver?

5.30 As identified in Table 1 of the Local Plan the policy will help to achieve Objective F (new homes and infrastructure) of the Local Plan:

### Which issues of the Core Strategy Issues and Option consultation (January 2008) informed the submission Local Plan policies?

Issue 8: Scale and location of housing development

Issue 10: Approaches to development in rural parts of the Borough

## Sustainability appraisal (inc. Strategic Environmental Assessment) of the policy: conclusions

- 5.31 This policy is broadly compatible with the social SA objectives, enabling some new housing provision in the rural area. However, because the precise locations of future development sites are unknown, there are some uncertain and potentially negative impacts on the environmental objectives particularly those relating to the landscape and soil, and protection of the existing built environment. The policy performs poorly against objectives 3 (climate change) and 16 (resource energy) due to the impact on Greenfield sites and increased greenhouse gas emissions. Development in the rural areas could have positive and negative impacts on the economic objectives – although this policy may support the rural economy and would provide housing within commuting distance of employment opportunities, this may not be in the most sustainable location and result in additional/further commuting by private transport.
- 5.32 The SA recommends that consideration is given to the policy providing further guidance on the location of proposals brought forward through Neighbourhood planning – to locations accessible to services by alternatives to private transport, and to consider proximity to existing settlements to minimise landscape/countryside implications and ensure sustainable and cohesive communities.

### Policy SS6 – New housing in the countryside

- 5.33 Basingstoke 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. Approximately 40% of the borough’s population live in the predominately rural area outside of Basingstoke town. As recognised in paragraph 4.55 of the Revised Pre Submission Local Plan, 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. In light of the characteristics of the borough a policy on new housing in the countryside is justified.
- 5.34 Policy SS6 will support appropriate development in the borough’s smaller settlements to enable the on-going sustainability of these settlements and to aid the delivery of appropriate housing at the local level. It sets out the circumstances in which new housing in the countryside outside of settlement policy boundaries, will be permitted.

### Key strategies that have informed the policy

Strategy	National, regional or local	Summary
<a href="#">Sustainable Community Strategy for Basingstoke and Deane 2011-2026</a>	Local	Policy is consistent with paragraph 4.1.4 of the Sustainable Community Strategy for Basingstoke and

		Deane 2011-2026 as new housing could enable more sustainable rural communities at an appropriate scale to meet local needs.
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**Which Local Plan objectives will this policy help to deliver?**

5.35 As identified in Table 1 of the Local Plan the policy will help to achieve Objective F (new homes and infrastructure) of the Local Plan:

**Which issues of the Core Strategy Issues and Option consultation (January 2008) informed the submission Local Plan policies?**

Issue 21: Rural exceptions

**Sustainability appraisal (inc. Strategic Environmental Assessment) of the policy: conclusions**

5.36 The policy has a positive impact on the social SA objectives. By permitting housing in the countryside to support the needs of the rural communities and ensuring the long term vitality of these settlements. It enables housing provision that is not an isolated form of development and has access to key services. It has a negligible or slightly positive impact for the environmental SA objectives as although it permits development in the countryside on greenfield land it is a restrictive policy which sets out exceptions to normal policy.

**Policy SS7 – Nuclear Installations – Tadley and Basingstoke**

5.37 Whilst there are no licensed nuclear installations in the borough, there are two installations located in close proximity to the Basingstoke and Deane borough boundary. These are AWE Aldermaston and AWE Burghfield which are both situated in West Berkshire district.

5.38 New development near nuclear installations can have a potential cumulative increase on either the population or numbers of people living, working, shopping and/or visiting the vicinity. 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 Office for Nuclear Regulation.

5.39 Policy SS7 will ensure that development will only be permitted where the Off Site Nuclear Emergency Plan can accommodate additional population in the event of an emergency. All development proposals within all consultation zones that trigger consultation with the ONR Directorate will be considered in conjunction with the ONR, who will have regard to the criteria in the policy.

5.40 The policy has been drafted in liaison with the ONR and the council will continue to work closely with the ONR as part of its annual monitoring

programme. Policy SS7 is consistent with Nuclear Installations policies in the West Berkshire District Council Core Strategy (policy CS8: Nuclear Installations – AWE Aldermaston and Burghfield) and Wokingham Borough Council Managing Development Delivery Local Plan (policy TB04: Development in vicinity of AWE, Burghfield).

### Key evidence that has informed the policy

Evidence	Summary
<a href="#">Planning Appeal – APP/H1705/v/10/2124548 at Boundary Hall, Aldermaston Road, Tadley, Hampshire</a>	<p>The Secretary of State resolved to approve planning permission for the mixed use redevelopment of the Boundary Hall site. Fundamentally, the Secretary of State accepted that the position of the Office for Nuclear Regulation (ONR - an agency of the Health and Safety Executive - formally known as the Nuclear Directorate of the Health and Safety Executive) to 'advise against' the Boundary Hall proposal was justified and that their methodology/policy position was reasonable. Whilst this position was accepted, the Secretary of State deemed it his role to weigh that advice in the overall planning balance. As such, there is no dispute with regards to the ONR's advice, but the overall planning balance weighed in favour of the development.</p>

### Key strategies that have informed the policy

Strategy	National, regional or local	Summary
<a href="#">West Berkshire District Council Core Strategy (2012)</a>	Local	Policy CS8: Nuclear Installations – AWE Aldermaston and Burghfield
<a href="#">Wokingham Borough Council Managing Development Delivery Local Plan (2014)</a>	Local	Policy TB04: Development in vicinity of AWE, Burghfield
<a href="#">United Kingdom's Fifth National Report on Compliance with the Convention on Nuclear Safety Obligations (Department of Energy and</a>	National	States in its forward that "The safety of the other UK nuclear facilities that fall outside the scope of this Convention are also regulated to the same

<a href="#">Climate Change, 2010)</a>		standards, so as to ensure that they are operated in a manner that maintains a high level of safety”. Paragraph 17.30 refers to development control policy in the vicinity of nuclear installations.
<a href="#">NPPG: Hazardous Substances - Dealing with hazardous substances in plan-making</a>	National	National Planning Practice Guidance includes guidance on deadline with hazardous substances in plan-making. This guidance replaces the Circular 04/00 - Planning controls for hazardous substances.

**Which Local Plan objectives will this policy help to deliver?**

- 5.41 This is an unusual policy that seeks to address a specific public safety issue that affects both Tadley and Burghfield. The policy will not help to achieve a specific objective of the Local Plan.

**Which issues of the Core Strategy Issues and Option consultation (January 2008) informed the submission Local Plan policies?**

- 5.42 The policy has not been informed by a specific issue.

**Sustainability appraisal (inc. Strategic Environmental Assessment) of the policy: conclusions**

- 5.43 Whilst the policy conflicts with many sustainability objectives, it is essential that it is included to protect the public safety of those living within the consultation zones, and therefore has a positive impact on the health objective. Due to the restriction on new housing in and around Tadley and Burghfield, the policy will have a significant adverse impact on the SA housing objective, both in terms of the provision of housing to meet local needs and to meet the wider Borough needs. Whilst borough housing needs can be met elsewhere, this is not possible regarding local housing needs in Tadley and therefore there is no suggested mitigation despite the significant negative impact. This may have adverse implications on the economic objectives and other social objectives (particularly within Tadley) which seek to ensure sustainable communities. Due to the specific nature of the policy, it has a negligible impact on most of the environmental objectives.
- 5.44 This policy is also likely to have a number of secondary impacts on the Tadley and Burghfield areas as a consequence. A lack of investment in the area is one such effect that could have consequences for residents and affect the services, amenities and facilities they need. The mix of housing stock will remain the same and any deficiencies or imbalances in the housing stock will not be addressed.

## Policy SS8 – Basing View

- 5.45 Basing View is an existing business park in a prime location in close proximity to Basingstoke 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 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.
- 5.46 Policy SS8 seeks to provide a policy basis for enabling the successful regeneration of Basing View by identifying the types of uses that will be permitted at the site to deliver the holistic and viable regeneration of this strategic employment area. It is estimated that a regenerated Basing View would contribute up to a further 4,000 jobs to the local economy during the plan period.

### Key evidence

Evidence	Summary
<a href="#">Employment Land Review (2014)</a>	Identifies the importance of Basing View to delivering sustainable economic development in the borough
<a href="#">Commercial Property Market Study (2013): A report for Enterprise M3 by its Land and Property Action Group</a>	Study identifies Basing View as one of eight key investment potential sites in the Enterprise M3 LEP. In addition, objective a) of the Local Plan refers to the regeneration and revitalisation of Basing View.
<a href="#">Basingstoke Hotel Futures update (December 2013)</a>	Study to assess the potential for hotel development and investment in the area
<a href="#">Basingstoke and Deane Borough Council Viability Study – Residential and Non-residential Viability Final Report (2013)</a>	<p>The 2013 Viability Study provided the Council with evidence to assist it in preparing policies for the emerging local plan and in drawing up a Community Infrastructure Levy (CIL) charging schedule.</p> <p>The non-residential viability testing has taken account of Basing View.</p>

<a href="#">Transport Assessment (2014)</a>	<p>The assessment provides initial conclusions of the overall impact of the forecast growth, as detailed in the Revised Pre Submission Local Plan, on the highway network and goes on to identify and cost potential infrastructure opportunities to mitigate the impact of development at various affected junctions.</p> <p>It studied the patterns of movement around the borough by all modes of transport, by both residents and visitors. It looked at how these affect the traffic flows along the road network: on local roads, main highways and on the M3 Motorway. It was prepared in conjunction with Hampshire County Council (as the Highways Authority) and the Highways Agency (who have responsibility for the strategic highway network including the M3 and A34). A revised spatial strategy was tested following consultation on the Pre-submission Local Plan.</p>

### Key strategies that have informed the policy

Strategy	National, regional or local	Summary
<a href="#">Masterplan Vision for Basing View (2010)</a>	Local	<p>The Council and its development partner, Muse Developments, are proactively working to re-establish Basing View as the borough's premier sustainable business location. The Council has undertaken initial masterplanning work and has produced a Masterplan Vision for Basing View.</p>
<a href="#">Basingstoke and Deane</a>	Local	Policy accords with the Plan's

<a href="#">Borough Council Plan 2013-2017</a>		proposal to 'Encourage businesses to locate in Basingstoke by regenerating Basing View and other key business areas, creating a modern image and more jobs.'
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**Which Local Plan objectives will this policy help to deliver?**

- 5.47 As identified in Table 1 of the Local Plan the policy will help to achieve Objectives A (Sustainable growth) and I (Regeneration) of the Local Plan.

**Which issues of the Core Strategy Issues and Option consultation (January 2008) informed the submission Local Plan policies?**

Issue 2: Location of future employment development

Issue 11: Approach to existing employment areas

Issue 14: Approaches to support retail centres

**Sustainability appraisal (inc. Strategic Environmental Assessment) of the policy: conclusions**

- 5.48 The policy generally appears to have a positive impact in terms of social and economic objectives. The policy is expected to have a particularly positive impact on the economic objectives due to the regeneration of the existing employment buildings, making it more attractive to investment and business, and providing a range of employment. As a result of regeneration benefits, the policy should also positively impact on some of the social objectives in terms of housing provision, deprivation, sustainable settlements and community safety. However, it should be noted that the policy contains a number of caveats that refer to feasibility and 'financial viability' which introduces some uncertainty in terms of impact on the environmental objectives relating to resource use and greenhouse gas emissions. This policy could have some secondary impacts upon the health and vitality of Basingstoke Town Centre if ancillary uses on the site are not carefully controlled. The regeneration of the business park may also have a negative impact upon other business parks and employment areas elsewhere in the borough, attracting businesses away from those locations. The SA therefore recommends that complementary uses on the site are controlled through appropriate policy mechanisms in the plan and that there is monitoring of the impact on the rest of Basingstoke.

**Policy SS9 – Basingstoke Leisure Park**

- 5.49 The Basingstoke Leisure Park is the borough's prime leisure destination, comprising 45 acres of land owned and managed by the Council. Since its inception, the Leisure Park has been developed in an ad-hoc fashion. Given

the age of the majority of the buildings, the Leisure Park has a dated image and the Park has suffered from both enhanced competition from other leisure facilities being developed in other towns and the presence of the more modern cinema in the town centre.

- 5.50 Policy SS9 designates the Leisure 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 policy sets out what development proposals on the leisure park will be permitted.

**Key strategies that have informed the policy**

<b>Strategy</b>	<b>National, regional or local</b>	<b>Summary</b>
<a href="#">Regeneration Delivery Strategy for the Basingstoke Leisure Park (2012) – Cabinet Report</a>	Local	The underlying objective of the strategy is to refresh and where possible enhance the existing facilities. Policy SS9 will help to ensure the objective and principles of the strategy are achieved.
<a href="#">Basingstoke and Deane Borough Council Plan 2013-2017</a>	Local	Includes a proposal to ‘transform the Leisure Park by drawing in external investment and developing new attractions.

**Which Local Plan objectives will this policy help to deliver?**

- 5.51 As identified in Table 1 of the Local Plan the policy will help to achieve Objective J (Healthy lifestyles) of the Local Plan.

**Which issues of the Core Strategy Issues and Option consultation (January 2008) informed the submission Local Plan policies?**

Issue 28: Access to community, cultural and leisure facilities

**Sustainability appraisal (inc. Strategic Environmental Assessment) of the policy: conclusions**

- 5.52 The policy generally has a positive impact on the economic and social SA objectives. The policy is considered to contribute positively towards healthy lifestyles by promoting increased participation in leisure activity which includes sports and recreation provision. By providing these facilities it is considered to encourage business growth and promote employment opportunities whilst also improving the borough’s image and attractiveness to visitors. The policy has a largely negligible impact on environmental objectives as it is focussed on the existing Basingstoke leisure Park.

## Policy SS10 – Chineham Railway Station

- 5.53 Policy SS10 reserves a site to the north west of Chineham for the development of a new passenger railway station and associated car parking. This station, on the Basingstoke to Reading line would provide access to the local area’s residential development and business parks. Policy SS10 will help ensure a plan-led approach to the delivery of the Chineham railway station. As indicated in paragraph 4.78 of the Revised Pre-Submission Local Plan work is continuing with Hampshire County Council, Network Rail and the current train operator to explore opportunities to deliver the station development.

### Key evidence

Evidence	Summary
<a href="#">Hampshire County Council: Developing Major Transport Schemes in Hampshire 2013</a>	On 5 March 2013, the Hampshire County Council Executive Member for Environment and Transport approved a list of potential major transport schemes for Hampshire as a ‘development pool’ of schemes for which further work will be undertaken to ensure readiness to maximise future funding opportunities. The potential new Chineham railway station was included in the list.

### Key strategies that have informed the policy

Strategy	National, regional or local	Summary
<a href="#">Enterprise M3 Strategic Economic Plan 2014-2020</a>	Sub-regional	<p>This document presents the Strategic Economic Plan (SEP) for Enterprise M3 Local Enterprise Partnership (LEP) to 2020.</p> <p>The Strategic Economic Plan (SEP) is a forward-looking plan that will help address the consequences of growth whilst building on economic strengths and harnessing the potential in one of the fastest growing economies in the UK in a coherent and coordinated way.</p> <p>Identifies Basingstoke as a growth town. The growth package, as identified in table 2.5, for the town includes a new railway station at Chineham</p>

**Which Local Plan objectives will this policy help to deliver?**

- 5.54 This is a very specific policy. The policy will not help to achieve a specific objective of the Local Plan.

**Which issues of the Core Strategy Issues and Option consultation (January 2008) informed the submission Local Plan policies?**

Issue 13: Accessibility and commuting

Issue 25: Access to public and community transport

**Sustainability appraisal (inc. Strategic Environmental Assessment) of the policy: conclusions**

- 5.55 Overall the policy is considered to have a generally positive effect on the relevant social and environmental SA objectives in terms of promoting sustainable travel which will reduce congestion and the associated noise pollution. It also ensures that residents can access key services by a range of transport modes. The policy has negligible impacts on the economic SA objectives.

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

- 5.56 Policy SS11 allocates a site north of the railway line at Whitchurch for the development of a new passenger railway station car park. This proposed car park will provide additional car parking capacity for the busy Whitchurch Station. Work is continuing with the South West Trains/ Network Rail Alliance to explore opportunities to deliver the station car park.
- 5.57 Policy SS11 will help ensure a plan-led approach to the delivery of Whitchurch railway station car park.

**Which Local Plan objectives will this policy help to deliver?**

- 5.58 As identified in Table 1 of the Local Plan the policy will help to achieve Objective B (sustainable transport) of the Local Plan.

**Which issues of the Core Strategy Issues and Option consultation (January 2008) informed the submission Local Plan policies?**

Issue 13: Accessibility and commuting

**Sustainability appraisal (inc. Strategic Environmental Assessment) of the policy: conclusions**

- 5.59 Overall the policy is considered to have negligible impacts on the social, environmental and economic SA objectives because the policy relates to a new station car park and there is currently a car park provided. However, there are uncertainties around the impacts the policy may have in terms of encouraging more people to drive to the station which may result in increased congestion and associated noise and air pollution.

## Local Plan Chapter 5 policies: Community Needs

5.60 Policies within this chapter will set the framework for achieving the following Local Plan 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

5.61 Policy CN1 requires the provision of 40% affordable housing on all sites of 5 or more net additional units. It requires development of less than 5 net residential units to pay financial contributions of equal value towards the provisions of affordable housing in the borough. The policy requires the tenure split of affordable homes to be 70% rented and 30% intermediate products.

5.62 In formulating the Local Plan policies, there was a need to consider the existing provision of, and the need for, affordable housing in the borough. This is considered further in the Housing Topic Paper.

5.63 The main issues in the borough regarding affordable housing are:

- To ensure that an adequate supply of good quality housing is available to households who cannot afford to meet their needs in the open market;
- To assist in the creation of sustainable communities with a mix of income and tenure;
- To support economic growth within the borough and
- To consider the viability of delivering affordable housing.

5.64 In addressing the above, the Local Plan seeks to ensure that the supply of affordable housing across all developments is maximised. Evidence listed below also demonstrates that there is a need to maximise the delivery of affordable housing in the borough.

5.65 Key evidence to this policy is the Strategy Housing Market Assessment (SHMA) and further detail on this is outlined in the Housing Topic Paper. Another source of key evidence are the Viability studies (2013 and 2014). The viability testing incorporates the 40% affordable housing requirement as well as modelling at other levels of affordable housing in order to illustrate the impacts on the potential CIL that might be charged.

### Key evidence

Evidence	Summary
<a href="#">Strategic Housing Market Assessment 2014</a>	A new Strategic Housing Market Assessment (SHMA) for Basingstoke and Deane was published in April 2014 replacing the Central Hampshire and New Forest SHMA (and updates) and the previous Housing Needs Survey (which looked at just affordable housing).

	<p>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) to meet household and population projections. It considers the need for all types of housing, including affordable housing and the needs of different groups in the community.</p>
<p><a href="#">Basingstoke and Deane Borough Council Viability Study – Residential and Non-residential Viability Final Report (2013)</a></p> <p><a href="#">Basingstoke and Deane Borough Council Viability Study – Manydown and Golf Course Viability Report (2014)</a></p>	<p>The 2013 Viability Study provided the Council with evidence to assist it in preparing affordable housing policies for the emerging local plan and in drawing up a Community Infrastructure Levy (CIL) charging schedule.</p> <p>This July 2014 study has been used to extend this work to take advantage of the further detail that has emerged about the Golf Course (policy SS3.11) and Manydown (policy SS3.10) strategic sites.</p>

### Key strategies that have informed the policy

Strategy	National, regional or local	Summary
<p><a href="#">Basingstoke and Deane Borough Council's Housing and Homelessness Strategy 2013-18</a></p>	Local	<p>The Housing and Homelessness Strategy sets out the Council's aims to meet housing need in the borough over the period 2013-2018. The strategy sets out five aims for the housing strategy to deliver including to maximise supply of affordable housing. The Housing and Homelessness Strategy Action Plan identifies key objectives and actions to enable delivery, including identifying delivery partners.</p>
<p><a href="#">Basingstoke and Deane Borough Council Plan 2013-2017</a></p>	Local	<p>Policy accords with the Plans proposal to 'Deliver affordable housing where it is needed through joint working</p>

		and creative use of assets'
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**Which Local Plan objectives will this policy help to deliver?**

5.66 As identified in Table 1 of the Local Plan the policy will help to achieve Objectives G (Delivery of infrastructure) and H (housing mix) of the Local Plan.

**Which issues of the Core Strategy Issues and Option consultation (January 2008) informed the submission Local Plan policies?**

Issue 20: Affordable housing

**Sustainability appraisal (inc. Strategic Environmental Assessment) of the policy: conclusions**

5.67 The policy generally has a positive effect on social objectives, significantly so in terms of meeting a range of housing needs and seeking to increase access to affordable housing, particularly in rural areas. The provision of new affordable housing will also help address deprivation, and the creation of sustainable, inclusive communities with consequent benefits to health and well-being. The policy largely has a negligible impact on economic and environmental objectives because it only affects the tenure of housing, although in principle the provision of housing for all is supportive of economic development. Although affordable housing in itself has negligible impacts on a number of objectives because it is only concerned with the tenure of new housing, the provision of housing in general may impact on these and this is picked up in the appraisal of policy(s) in respect of housing provision.

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

5.68 The Borough has a significant rural area with approximately 40% of the population living outside Basingstoke town. To ensure adequate affordable housing is provided in smaller rural communities where development would not normally be provided the Council considers it necessary to allow for rural exceptions. This approach is supported by paragraph 55 of the NPPF which highlights how important it is to meet the current and future needs of rural communities.

5.69 Policy CN2 of the Submission Local Plan provides for small-scale affordable housing, subject to meeting the policy criterion, and where necessary for deliverability reasons a small proportion of enabling market homes to be permitted, to meet identified local housing needs in rural areas.

**Key evidence**

Evidence	Summary
<a href="#">Strategic Housing Market Assessment 2014</a>	A new Strategic Housing Market Assessment (SHMA) for Basingstoke and Deane was published in April 2014

	<p>replacing the Central Hampshire and New Forest SHMA (and updates) and the previous Housing Needs Survey (which looked at just affordable housing).</p> <p>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) to meet household and population projections. It considers the need for all types of housing, including affordable housing and the needs of different groups in the community.</p>
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**Key strategies that have informed the policy**

<b>Strategy</b>	<b>National, regional or local</b>	<b>Summary</b>
<a href="#"><u>Basingstoke and Deane Borough Council's Housing and Homelessness Strategy 2013-18</u></a>	Local	<p>The Housing and Homelessness Strategy sets out the Council's aims to meet housing need in the borough over the period 2013-2018. The strategy sets out five aims for the housing strategy to deliver including:</p> <ol style="list-style-type: none"> <li>1. Maximise supply of affordable housing</li> <li>2. Shape supply of new housing to target those people in need</li> </ol>

**Which Local Plan objectives will this policy help to deliver?**

5.70 As identified in Table 1 of the Local Plan the policy will help to achieve Objectives E (Thriving economy) and H (Housing mix) of the Local Plan.

**Which issues of the Core Strategy Issues and Option consultation (January 2008) informed the submission Local Plan policies?**

Issue 21: Rural exceptions

**Sustainability appraisal (inc. Strategic Environmental Assessment) of the policy: conclusions**

5.71 The policy generally has an overall positive impact on social objectives, particularly with regards to the provision of housing for all, and the creation of sustainable, vibrant, communities with consequent benefits to general health and well-being. It is expected that the delivery of some market housing may improve viability of some sites and therefore deliver more affordable units overall. The policy largely has a negligible impact on economic objectives, although there may be some indirect impacts in terms of improving the viability of rural areas, and supporting rural employment. There are likely to be some environmental impacts as any housing permitted as an 'exception' is likely to be on greenfield, and not necessarily situated in locations with a choice of transport modes to services and facilities. However, this needs to be balanced with the sustainability merits of providing housing for identified local needs. Other specific environmental impacts will be site specific and uncertain at this stage, but consideration against specific Local Plan policies, such as those for biodiversity and flooding, will ensure any negative impacts are minimised or mitigated.

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

5.72 Policy CN3 requires proposals for housing to demonstrate how they have addressed the requirement in terms of the mix, size and tenure of housing, and to address the changing demographics of the population.

5.73 The provision of a variety of types and sizes of accommodation is desirable across the borough, so that the housing needs of as many households as possible can be met. This helps to ensure that the Local Plan is sustainable in meeting the housing needs of the community. This is in line with paragraph 50 of the NPPF which also requires local planning authorities to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community.

5.74 The SHMA undertakes further analysis of the housing requirements by size (number of bedrooms), for market housing. For affordable housing the requirement will be determined by the specific need of the households on the housing register. For market housing the SHMA concludes that:

- A continuation of a housing mix for market housing similar to that of past trends since 2006 would meet future needs. However, there is evidence to suggest that a higher proportion of smaller units should be provided to facilitate downsizing which in turn will free up larger properties. A flexible approach to housing mix is recommended with a continuation in the provision of 2 and 3 bedroom properties. A lower proportion of 4+ beds are required in the future.
- There are a number of households in the borough with special needs (for example, around 14% of the population has a limiting long term illness) that would benefit from and require adaptations to their homes. Requiring a proportion of homes to meet higher accessibility standards would be justified.

5.75 The Pre-submission Local Plan Policy CN3 was based on previous evidence, namely the SHMA 2007, Neighbourhood Housing Stock Analysis and Rural

Housing Survey 2009. During this time the SHMA was being updated and has since fed into amendments and updates to the policy which were reflected in the Revised Pre-Submission Local Plan Policy CN3.

- 5.76 Policy CN3 was informed by drawing together all of the above evidence and responses from the Local Plan consultations. The policy responds to the above issues by requiring housing proposals to demonstrate how they have addressed local need and requirement, and the changing demographics of the population

### Key evidence

Evidence	Summary
<a href="#">Strategic Housing Market Assessment 2014</a>	<p>A new Strategic Housing Market Assessment (SHMA) for Basingstoke and Deane was published in April 2014 replacing the Central Hampshire and New Forest SHMA (and updates) and the previous Housing Needs Survey (which looked at just affordable housing).</p> <p>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) to meet household and population projections. It considers the need for all types of housing, including affordable housing and the needs of different groups in the community.</p>
<a href="#">Basingstoke and Deane Borough Council Viability Study – Residential and Non-residential Viability Final Report (2013)</a>	<p>The 2013 Viability Study provided the Council with evidence to assist it in preparing affordable housing policies for the emerging local plan and in drawing up a Community Infrastructure Levy (CIL) charging schedule. Viability testing has used dwelling mixes agreed with the Council.</p>

### Key strategies that have informed the policy

Strategy	National, regional or local	Summary
<a href="#">Basingstoke and Deane Borough Council Plan 2013-2017</a>	Local	Policy accords with the Plans proposal to 'Deliver a Local Plan that ensures well

		planned development, enhances local character and meets local needs with the number and mix of new homes.'
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**Which Local Plan objectives will this policy help to deliver?**

5.77 As identified in Table 1 of the Local Plan the policy will help to achieve Objectives G (Delivery of infrastructure) and H (Housing mix) of the Local Plan

**Which issues of the Core Strategy Issues and Option consultation (January 2008) informed the submission Local Plan policies?**

Issue 22: Housing mix

**Sustainability appraisal (inc. Strategic Environmental Assessment) of the policy: conclusions**

5.78 It is expected that the policy generally will have many positive impacts on the social objectives in terms of providing a range of housing to meet changing needs and circumstances, encouraging social inclusion, and meeting the housing needs of an ageing population to allow people to stay in their homes throughout their life. The policy largely has a negligible impact on environmental and economic objectives but it is considered that the policy does seek to make efficient use of land, respect the character of the area, and address environmental impacts. It will also integrate with the economic needs of the borough by providing a range of housing opportunities to support economic growth. However, the policy doesn't refer to regeneration opportunities which may require a different approach in order to address deprivation, and the SA recommends inclusion/consideration of this. This policy is shown as having a negligible impact on many of the environmental objectives because it relates to the size, type, and design of new housing rather than the principle of new housing. This issue is picked up in the appraisal of housing provision/allocations.

**Policy CN4 – Housing for older people/ specialist housing**

5.79 Policy CN4 supports proposals for housing specifically designed to meet the identified needs of older people or specialist accommodation in response to the changing demographics of the population. The policy includes specific criterion which development proposals must satisfy.

5.80 There are a range of housing requirements which are specific to certain groups in the borough. In particular, Basingstoke and Deane faces growth in the number of elderly households and this will commensurately increase the need for both housing to accommodate such households, as well as potentially residential care solutions.

- 5.81 Policy CN4 was informed by drawing together evidence from the SHMA (2014) and responses from the Local Plan consultations. The final policy responds to the above issues by requiring housing proposals to demonstrate how they have addressed local need and requirement, and the changing demographics of the population.
- 5.82 The policy is also consistent with paragraph 50 of the NPPF as it is planning for a mix of housing based on the needs of different group of the community (such as older people).

### Key evidence

Evidence	Summary
<a href="#">Strategic Housing Market Assessment 2014</a>	A new Strategic Housing Market Assessment (SHMA) for Basingstoke and Deane was published in April 2014 replacing the Central Hampshire and New Forest SHMA (and updates) and the previous Housing Needs Survey (which looked at just affordable housing).  Chapter 10 of the SHMA includes an analysis of the housing requirements of specific groups.
<a href="#">Basingstoke and Deane Borough Council Viability Study – Residential and Non-residential Viability Final Report (2013)</a>	The 2013 Viability Study provided the Council with evidence to assist it in preparing affordable housing policies for the emerging local plan and in drawing up a Community Infrastructure Levy (CIL) charging schedule. One of the case studies used for the viability testing was a sheltered and extra care housing scheme.

### Key strategies that have informed the policy

Strategy	National, regional or local	Summary
<a href="#">Sustainable Community Strategy for Basingstoke and Deane 2011-2026</a>	Local	Paragraph 9.2 of the Strategy states that over the next three years one of the three priorities for joint action is 'Focussing on older people and ageing population.'
<a href="#">Basingstoke and Deane Borough Council Older</a>	Local	The Plan has been produced to address areas of service

<a href="#">People's Plan 2011-2014</a>		<p>improvement for Basingstoke and Deane's residents who are aged over 55. It aims to deliver outcomes for older people within Basingstoke and Deane based upon identified need and responding to changing circumstances.</p> <p>This policy will help to achieve one of the priorities of the Plan which is to 'Develop independence for older people through appropriate housing and support and security to enable them to stay in their own homes; feeling and being safe.'</p>
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**Which Local Plan objectives will this policy help to deliver?**

5.83 As identified in Table 1 of the Local Plan the policy will help to achieve Objective H (Housing mix) of the Local Plan.

**Which issues of the Core Strategy Issues and Option consultation (January 2008) informed the submission Local Plan policies?**

Issue 22: Housing mix

**Sustainability appraisal (inc. Strategic Environmental Assessment) of the policy: conclusions**

5.84 It is expected that the policy generally will have many positive impacts on the social objectives in terms of providing a range of housing to meet the needs of an ageing population and people with special needs, encouraging social inclusion. The policy largely has a negligible impact on environmental and economic objectives. It will also integrate with the economic needs of the borough by providing a range of housing to support economic growth. However, the policy doesn't refer to regeneration opportunities which may require a different approach in order to address deprivation, and the SA recommends inclusion/consideration of this. This policy is shown as having a negligible impact on many of the environmental objectives because it relates to the type of new housing/accommodation. This issue is picked up in the appraisal of housing provision/allocations.

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

5.85 As indicated in paragraph 5.36 of the Revised Pre-Submission Local Plan, the council has a commitment to support sustainable communities and address housing needs. This includes the travelling community.

- 5.86 The Council's assessment of the accommodation needs of Gypsies, Travellers and Travelling Showpeople within the borough (2012) concludes that there is a need for seven additional permanent residential pitches and two temporary stopping places to be provided by 2017. Paragraph 9.3 of the Council's assessment considers that the majority of this need may be met through the development of sites within or near to the developed area of Basingstoke in light of the proportion of unauthorised encampments which were identified throughout the assessment period within this area. In addition a number of respondents to the survey interviews stated a preference to be close to Basingstoke town.
- 5.87 Policy CN5 indicates that the council will meet the identified need for Gypsies, Travellers and Travelling Showpeople through the provision of plots and/ or pitches as part of the greenfield allocations set out in policies SS3.9 (East of Basingstoke), SS3.10 (Manydown, Basingstoke) and SS3.11 (Basingstoke Golf Course). Policy CN5 also includes criteria for assessing planning proposals for accommodations sites for Gypsies, Travellers and Travelling Showpeople, if received, for sites others than those in policies SS3.9, SS3.10 and SS3.11.
- 5.88 See the council's Topic Paper on Gypsy and Traveller Provision over the plan period for further information.

#### Key evidence

Evidence	Summary
<a href="#">An assessment of the accommodation needs of Gypsies, Travellers and Travelling Showpeople within the borough of Basingstoke and Deane (2012)</a>	This Assessment seeks to quantify the accommodation needs of gypsies, Travellers, and Travelling Showpeople within the borough over the next five years 2012-2017. The updated GTAA forms a key part of the Local Plan evidence base, and recognises the national policy requirement for a 5 year land supply for Gypsies and Travellers, as set out paragraph 9 of the <a href="#">Planning Policy for Traveller Sites (2012)</a> .

#### Key strategies that have informed the policy

Strategy	National, regional or local	Summary
<a href="#">Basingstoke and Deane Borough Council Plan 2013-2017</a>	Local	Policies accord with the Plans proposals to 'Deliver a Local Plan that ensures well planned development, enhances local character and meets local needs with the number.'

**Which Local Plan objectives will this policy help to deliver?**

- 5.89 As identified in Table 1 of the Local Plan the policy will help to achieve Objective H (Housing mix) of the Local Plan.

**Which issues of the Core Strategy Issues and Option consultation (January 2008) informed the submission Local Plan policies?**

Issue 22: Housing mix

**Sustainability appraisal (inc. Strategic Environmental Assessment) of the policy: conclusions**

- 5.90 In social terms, the policy has a broadly positive result, particularly on the housing objective, as it is providing for a specific housing need, and is aiming to address inequalities. Although the policy may lead to additional development on greenfield land, the identification of suitable sites will limit harm on other sites which may result from temporary pitches (an indirect impact). The criteria approach is designed to ensure that there is a limited impact upon the natural and historic environment, however such developments may not help to reduce emissions or help to tackle climate change – there may need to be a balance between the locational requirements of the pitches and sustainable accessibility. The policy is considered unlikely to have much of an economic impact. The SA recommends that consideration should be given to the need to reference integration with existing communities to avoid tensions and promote social cohesion.
- 5.91 The appraisal also highlights potential sustainability implications of not providing suitable pitches and/or sites for gypsies and travellers. This could result in more temporary or illegal encampments in less suitable sites in terms of access to services, facilities and education; impacts on existing communities; and environmental impacts.

**Policy CN6 – Infrastructure**

- 5.92 As indicated in paragraph 1.22 of the Submission Local Plan infrastructure has not kept pace with the level of growth that has occurred in the borough 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 (IDP).
- 5.93 Policy CN6 will ensure that future development proposals identify how they will accommodate growth and the provision of the necessary infrastructure in the creation or enhancement of sustainable communities.
- 5.94 The policy sets out that infrastructure provision will be secured either through conditions or planning obligations or mechanisms set out in the Community Infrastructure Levy (CIL) Regulations. A charging schedule setting out CIL

rates will be published in due course and used alongside a Planning Obligations Supplementary Planning Document (SPD) and the Infrastructure Delivery Plan (IDP) to help fund the provision of infrastructure needed to support development in the borough.

- 5.95 Policy CN6 also requires development proposals to meet the standards set out in Appendix 4 (Adopted standards) of the Submission Local Plan. Appendix 4 includes the adopted green space standards (July 2013) and the sport and recreation standards.

### Key evidence

Evidence	Summary
<a href="#">Infrastructure Delivery Plan (IDP) (2014)</a>	<p>The council has prepared, in consultation with service providers including Hampshire County Council, an IDP 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.</p> <p>IDP details infrastructure requirements through to 2029 but focuses on the measures that are needed within the first phases of plan, in the context of the Local Plan.</p>
<a href="#">Leisure and Recreation Needs Assessment (LRNA) (2009)</a>	<p>LNRA has been used as a basis for developing locally-derived standards for new open space provision. It is a robust assessment of the existing and future needs of the borough for open space, sport and recreation facilities. The study has been taken forward through the development of the <a href="#">Strategic Plan for Sport and Recreation in Basingstoke and Deane to 2025</a>.</p>
<a href="#">Basingstoke and Deane Borough Council Viability Study – Residential and Non-residential Viability Final Report (2013)</a>  <a href="#">Basingstoke and Deane Borough Council Viability Study – Manydown and Golf Course Viability Report (2014)</a>	<p>The 2013 Viability Study provided the Council with evidence to assist it in preparing policies for the emerging local plan and in drawing up a Community Infrastructure Levy (CIL) charging schedule. The approach to the funding of infrastructure (policy CN6) required to support the planned development has been discussed as part of this study.</p>

	This July 2014 study has been used to extend this work to take advantage of the further detail that has emerged about the Golf Course (policy SS3.11) and Manydown (policy SS3.10) strategic sites.
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**Key strategies that have informed the policy**

<b>Strategy</b>	<b>National, regional or local</b>	<b>Summary</b>
<a href="#"><u>Basingstoke and Deane Borough Council Green Infrastructure Strategy 2013-2029</u></a>	Local	A strategy which assesses existing gaps/deficits to be identified and future requirements for Green Infrastructure.

**Which Local Plan objectives will this policy help to deliver?**

5.96 As identified in Table 1 of the Local Plan the policy will help to achieve Objectives B (Sustainable Transport), C (Education/ skills), G (Delivery of infrastructure) of the Local Plan:

**Which issues of the Core Strategy Issues and Option consultation (January 2008) informed the submission Local Plan policies?**

Issue 13: Accessibility and commuting

**Sustainability appraisal (inc. Strategic Environmental Assessment) of the policy: conclusions**

5.97 The policy generally has a positive impact on most of the objectives, with infrastructure provision being a critical element in the delivery of the Local Plan. The policy does consider green infrastructure and some environmental objectives, such as flood risk, however it does not consider biodiversity, and for the reason has recorded a negative result. Some impacts were considered to be uncertain, as much would depend upon the nature and location of the development and these would be addressed by other specific Local Plan policies. This policy includes a wide range of areas from transport and flood defences, to affordable housing and education and as a result is highly likely to have an influence across the borough. The policy itself considers what infrastructure provision is needed, with the secondary effects being the actually physical provision of that infrastructure across the borough, with potential negative implications for some of the environmental objectives – each scheme will be addressed against the relevant specific Local Plan policy.

## Policy CN7 – Essential Facilities and Services

- 5.98 The aim of this policy is to provide borough wide support to the long term sustainability of communities. The retention and improvement of local services and facilities is a key issue and one that has been consistently raised by residents through consultation - see the Local Plan Statement of Consultation. Policy CN7 seeks to support suitable proposals which provide and improve essential services, whilst also protecting essential services from redevelopment or change of use, unless it is no longer practical to retain them, or it can be demonstrated that they can no longer be needed. Paragraph 5.66 of the Revised Pre Submission Local Plan lists the essential facilities covered by this policy.
- 5.99 The Policy accords with paragraph 70 of the NPPF as it plans positively for the provision of community facilities and guards against the unnecessary loss of valued facilities and services.

### Key evidence

Evidence	Summary
<a href="#">National Planning Policy Framework (NPPF) (2012)</a>	Policy CN7 accords with paragraph 70 of the NPPF as it plans positively for the provision of facilities and guards against the unnecessary loss of value facilities and services.

### Key strategies that have informed the policy

Strategy	National, regional or local	Summary
<a href="#">Basingstoke and Deane Borough Council Plan 2013-2017</a>	Local	Policies accord with the Plans priority 'Supporting active, healthy and involved communities.'

### Which Local Plan objectives will this policy help to deliver?

- 5.100 As identified in Table 1 of the Local Plan the policy will help to achieve Objectives C (Education/ Skills), D (Attractiveness to workers, residents and visitors), E (Thriving rural economy), G (Delivery of infrastructure) and J (Healthy Lifestyles) of the Local Plan.

### Which issues of the Core Strategy Issues and Option consultation (January 2008) informed the submission Local Plan policies?

Issue 24: Access to services/ community infrastructure

Issue 28: Access to community, cultural and leisure facilities

## Issue 29: Youth facilities

### **Sustainability appraisal (inc. Strategic Environmental Assessment) of the policy: conclusions**

- 5.101 This policy largely has a significant positive impact in relation to the social objectives as its aim of seeking to protect local services and support new provision will contribute towards social cohesion, meeting identified local needs and seeking to maintain the viability and vitality of settlements, and through seeking to improve the sustainability of communities. The policy on the whole, has a negligible effect on economic and environmental objectives, however, it is considered that some local services and facilities may provide some local employment and thereby reduce the need to travel where residents work and can access services locally. Furthermore, some new build facilities may have a negative impact on the environment in terms of loss of greenfield and countryside, and impact on landscape and biodiversity, but this is uncertain at present. These issues would need to be considered against specific policies in the Local Plan at a more detailed, site specific stage.

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

- 5.102 The borough is relatively well provided for in terms of community, leisure and cultural facilities. Policy CN8 will ensure that development proposals retain, maintain and improve existing facilities which are valued by the community so they can meet changing needs and expectations. The identification and priorities for retaining, maintaining and improving existing provision is set out in the council's Strategic Plan for Sport and Recreation to 2025, Cultural Strategy 2012-2015, Community Buildings Strategy (2013) and Community Plans. Policy CN8 will help to achieve the objectives of these strategies and plans. Paragraph 5.72 of the Revised Pre-Submission Local Plan lists the community, leisure and cultural facilities covered by this policy.
- 5.103 In a similar way to Policy CN7, CN8 accords with paragraph 70 of the NPPF as it plans positively for the provision of community facilities and guards against the unnecessary loss of valued facilities and services.

### **Key evidence**

<b>Evidence</b>	<b>Summary</b>
<a href="#">Leisure and Recreation Needs Assessment (LRNA) (2009)</a>	LNRA has been used as a basis for developing locally-derived standards for new provision. It is robust assessment of the existing and future needs of the borough for open space, sport and recreation facilities. The study has been taken forward through the development of the <a href="#">Strategic Plan for Sport and Recreation in Basingstoke and Deane to 2025</a> .

<a href="#">National Planning Policy Framework (NPPF) (2012)</a>	Policy CN8 accords with paragraph 70 of the NPPF as it plans positively for the provision of community facilities and guards against the unnecessary loss of value facilities and services.
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**Key strategies that have informed the policy**

<b>Strategy</b>	<b>National, regional or local</b>	<b>Summary</b>
<a href="#">Basingstoke and Deane borough council Strategic Plan for Sport and Recreation 2012-2025</a>	Local	<p>The Strategic Plan will ensure residents have access to a range of facilities that meet their needs, now and in the future. The vision is to have an enhanced infrastructure of facilities and a strong network of people that supports participation in sport and recreation activity within local communities and to make the most of opportunities to achieve outcomes of local, district and borough wide significance.</p> <p>Policy CN8 will help to achieve the objectives of this strategy.</p>
<a href="#">Basingstoke and Deane Borough Council Cultural Strategy 2012-2015</a>	Local	<p>This strategy sets the context for the borough council's investment in its cultural service. It focuses primarily on the council's arts and heritage provision but also refers to events.</p> <p>Policy CN8 will help to achieve the objectives of this strategy.</p>
<a href="#">Community Buildings Strategy and Community Plans (2013)</a>	Local	<p>This strategy provides a framework to guide decisions on whether new facilities should be provided or what the priority for investment in existing facilities should be.</p> <p>Policy CN8 will help to</p>

		achieve the objectives of this strategy.
<a href="#">Basingstoke and Deane Borough Council Plan 2013-2017</a>	Local	Policies accord with the Plans priority 'Supporting active, healthy and involved communities.'

**Which Local Plan objectives will this policy help to deliver?**

- 5.104 As identified in Table 1 of the Local Plan the policy will help to achieve Objectives D (Attractiveness to workers, residents and visitors), G (Delivery of infrastructure) and J (Healthy Lifestyles) of the Local Plan.

**Which issues of the Core Strategy Issues and Option consultation (January 2008) informed the submission Local Plan policies?**

Issue 24: Access to services/ community infrastructure

Issue 26: Creativity and culture

Issue 28: Access to community, cultural and leisure facilities

Issue 29: Youth facilities

**Sustainability appraisal (inc. Strategic Environmental Assessment) of the policy: conclusions**

- 5.105 Overall the policy is considered to have a positive effect on the relevant social objectives in terms of contributing towards promoting healthy lifestyles, and ensuring that there is adequate access to appropriate services and facilities and increasing sustainable participation in sports and recreation. The policy largely has a negligible impact on environmental and economic objectives, although there are some positive effects in terms of seeking to protect historic and cultural heritage and improving the attractiveness of the borough to visitors. In addition there may be some negative environmental implications in terms of new build facilities, but this is likely to be dependent on location, size and nature of the scheme and is unknown at this stage. It is considered that the policy results in some secondary impacts in terms of reducing crime and the fear of crime, by seeking to ensure facilities are retained which are highly valued by the community, and which provide opportunities for social and physical activities to reduce boredom which may in turn, reduce crime or the number of people turning to crime. In addition, community facilities provide opportunities for training and education, which may help to promote social inclusion, and contribute positively towards improving the skills and education of the borough's residents.

## Policy CN9 – Transport

- 5.106 Significant transport challenges in the borough relate to the area's historic and future planned spatial development and economic growth. The Hampshire Local Transport Plan (2011-2031) lists several principal challenges for North Hampshire which covers the administrative areas of Basingstoke and Deane Borough Council, Hart District Council and Rushmoor Borough Council together with the northern part of Test Valley (Basingstoke) including:
- Higher than average levels of car ownership and travel patterns dominated by car travel.
  - Worsening congestion and the need to mitigate anticipated transport impacts of planned growth on the strategic and local highway network, both within the area and into neighbouring areas such as Reading, Woking and Guildford.
  - Out-commuting and long-distance commuting due to the strategic location of the area and the attraction of London. There are excellent regional, national and international transport connections, especially by road and rail.
- 5.107 In addition to the principal challenges listed above, paragraph 5.82 of the Revised Pre-Submission Local Plan highlights that 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. Paragraph 5.83 of the Revised Pre-Submission Local Plan adds that 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.
- 5.108 Policy CN9 will ensure that new developments:
- Provide safe and suitable access to the highway network
  - Provide a safe on-site movement layout
  - Consider the needs of people with disabilities
  - Accommodates the efficient delivery of goods, materials and supplies
  - Encourages the use of sustainable transport modes
  - Provide appropriate car parking provision for all potential users.
- 5.109 The policy requires proposals to provide appropriate parking provision in line with the council's adopted parking standards. The 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). A new SPD will be produced to contain both residential and non-residential parking standards in the borough.

## Key evidence

Evidence	Summary
<a href="#">Transport Assessment (2014)</a>	<p>The assessment provides initial conclusions of the overall impact of the forecast growth, as detailed in the Revised Pre Submission Local Plan, on the highway network and goes on to identify and cost potential infrastructure opportunities to mitigate the impact of development at various affected junctions.</p> <p>It studied the patterns of movement around the borough, by both residents and visitors. It looked at how these affect the traffic flows along the road network: on local roads, main highways and on the M3 Motorway. It was prepared in conjunction with Hampshire County Council (as the Highways Authority) and the Highways Agency (who have responsibility for the strategic highway network including the M3 and A34). A revised spatial strategy was tested following consultation on the Pre-submission Local Plan.</p>

## Key strategies that have informed the policy

Strategy	National, regional or local	Summary
<a href="#">Hampshire Local Transport Plan (LTP) (2011-2031)</a>	County	Includes a long-term strategy for North Hampshire which covers the administrative districts of Basingstoke and Deane Borough Council, Hart District Council and Rushmoor Borough Council together with the northern part of Test Valley. Policy CN9 will help to achieve this strategy.
<a href="#">Hampshire County Council Transport Statement (2013) – Basingstoke and Deane Borough</a>	Local	<p>The Transport Statement (TS) provides:</p> <ul style="list-style-type: none"> <li>• a local transport policy framework for the Borough;</li> <li>• a framework to assist with the prioritisation of</li> </ul>

		<p>transport investment;</p> <ul style="list-style-type: none"> <li>• a basis for land use and development planning;</li> <li>• assistance to the local planning authority with infrastructure planning (i.e the IDP) in support of the</li> <li>• Local Plan.</li> </ul>
<a href="#">Basingstoke Town Access Plan (2012)</a>	Local	<p>The Plan is intended to improve access to facilities and services within the town.</p> <p>The Plan puts forward a set of proposals and schemes which aim to:</p> <ul style="list-style-type: none"> <li>• Improve accessibility throughout Basingstoke by all sustainable modes of transport, notably walking, cycles and public transport;</li> <li>• Enhance Basingstoke as an important centre to live, work and visit;</li> <li>• Support the local economy by providing improved transport infrastructure;</li> <li>• Promote social inclusion and access for all; and</li> <li>• Integrate transport proposals with land use development.</li> </ul>

**Which Local Plan objectives will this policy help to deliver?**

5.110 As identified in Table 1 of the Local Plan the policy will help to achieve Objective B (Sustainable transport).

**Which issues of the Core Strategy Issues and Option consultation (January 2008) informed the submission Local Plan policies?**

Issue 13: Accessibility and commuting

Issue 25: Access to public and community transport

**Sustainability appraisal (inc. Strategic Environmental Assessment) of the policy: conclusions**

- 5.111 Although this policy has a largely positive impact on the social and environmental objectives relating to sustainable accessibility and sustainable communities, this is primarily in respect of new developments and does not seek to improve accessibility for existing residents/commuters. The policy mainly has a negligible impact on the environmental objectives on specific issues such as biodiversity and water. The policy is broadly supportive of some of the economic objectives by ensuring access to employment opportunities, and its impact is positive in respect of improving safety and well-being. The SA recommends that consideration is given to measures to improve wider sustainable accessibility to services (for existing residents) within the Plan.

## Local Plan Chapter 6 policies: Environmental Management and Climate Change

- 5.112 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).

### Policy EM1 – Landscape Impact

- 5.113 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 AONB which is recognised as a landscape of national importance.
- 5.114 There is the potential for development, leisure, recreation and tourism pressure to erode the character and nature of the landscape. Policy EM1 will ensure that development will be permitted only where it can demonstrate, through an appropriate assessment, that the proposals are sympathetic to the character and visual quality of the area concerned. The policy also requires development proposals to respect, enhance and not be detrimental to the landscape likely to be affected. The policy accords with paragraphs 109 and 113-115 of the NPPF.

### Key evidence

Evidence	Summary
<a href="#">Landscape Assessment (2001)</a>	An assessment which draws together historic, ecological and landscape elements in providing a characterisation of the borough.
<a href="#">Landscape Capacity Study (2008 and 2010)</a>	<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>

## Key strategies that have informed the policy

Strategy	National, regional or local	Summary
<a href="#">Living Landscapes – landscape and biodiversity strategy (2014)</a>	Local	Living Landscapes describes the features, landscape characteristics and species most in need of attention within the borough and sets out the council's approach to protecting and improving the natural environment, supported by a three-year action plan.  The policy will help to achieve the objectives of the Plan.
<a href="#">North Wessex Downs Management Plan 2014-2019</a>	Sub regional	The Management Plan presents an agreed agenda for the North Wessex Downs AONB, setting out objectives and policies for AONB partners that are realistic and achievable in the next five years.

### Which Local Plan objectives will this policy help to deliver?

- 5.115 As identified in Table 1 of the Local Plan the policy will help to achieve Objective L (High quality design), N (Biodiversity) and O (Historic environment) of the Local Plan.

### Which issues of the Core Strategy Issues and Option consultation (January 2008) informed the submission Local Plan policies?

Issue 17: Natural environment

### Sustainability appraisal (inc. Strategic Environmental Assessment) of the policy: conclusions

- 5.116 The appraisal indicates that the policy would have a largely negligible impact on the social and economic objectives, although it is recognised that the policy will contribute positively towards seeking to protect areas which form part of the locally distinctive character and seeking to promote the image of the borough. In terms of the policy's impact on environmental objectives, it is considered that it has a positive impact, particularly in terms of seeking to protect landscape character and biodiversity. It is considered that there are some secondary impacts in terms of improving access to the countryside, and seeking to promote healthy communities through the protection of public

rights of way, and other areas of green infrastructure which contribute to the quality of the landscape. Landscape character may also impact on the delivery of development.

- 5.117 The appraisal highlights the need to consider whether the policy should include reference to protection of geology/soils.

### Policy EM2 – Strategic Gaps

- 5.118 In parts of the borough, the towns and villages are located relatively close to one another and the land allocations within the Local Plan (policies SS3.1 to SS3.11) will, in some instances, reduce the distance between settlements further. Policy EM2 and the 5 defined strategic gaps will prevent the coalescence of settlement and maintain the separate identify of settlements. It is clear through Local Plan consultation representations throughout the production of the Local Plan that residents of the borough attach a high level of priority to strategic gaps in light of high levels of growth in the borough.
- 5.119 A Strategic Gap topic paper has been produced by the council which provides the context and rationale of the Strategic Gap designations and considers the approach of including a Strategy Gap policy in the Local Plan. The topic paper provides evidence as why the inclusion of such as policy is justified and consistent with national policy.

#### Key evidence

Evidence	Summary
See the Strategic Gap topic paper	

#### Key strategies that have informed the policy

Strategy	National, regional or local	Summary
<a href="#">Sustainable Community Strategy for Basingstoke and Deane 2011-2026</a>	Local	To ensure future prosperity to secure a prosperous long term future in the Borough, the Sustainable Community Strategy states at paragraph 4.1.3 that “A flourishing natural environment should be nurtured; it provides a social and economic asset and will only continue to provide the natural services, green infrastructure <i>and local distinctiveness that is valued as a competitive draw, if the most important elements are protected and well managed.</i> ”
<a href="#">Basingstoke and Deane Borough Council Plan 2013-2017</a>	Local	Policies accord with the Plans priority ‘Planning policies that safeguard local

		distinctiveness.” Strategic gaps will help to deliver this priority.’
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**Which Local Plan objectives will this policy help to deliver?**

- 5.120 As identified in Table 1 of the Local Plan the policy will help to achieve Objective L (High quality design) of the Local Plan.

**Which issues of the Core Strategy Issues and Option consultation (January 2008) informed the submission Local Plan policies?**

Issue 17: Natural environment

**Sustainability appraisal (inc. Strategic Environmental Assessment) of the policy: conclusions**

- 5.121 Although the policy has a largely positive impact on the environmental SA objectives relating to the protection and enhancement of the local landscape and biodiversity, this is primarily in respect of protecting the strategic gaps from development. The policy has a mainly negligible impact on the economic SA objectives.

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

- 5.122 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).
- 5.123 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 (as shown on the Local Plan Key Diagram) and this policy provides the framework for dealing with development proposals in this area.
- 5.124 The policy is necessary to ensure that the recommended approach of the Joint Strategic Partnership Board as set out in Thames Basin Heaths SPA Delivery Framework (2009) is met. Policy EM3 seeks to avoid the impact of recreation and urbanisation on the habitat through increased population within close proximity of the SPA.
- 5.125 The impact of any proposed development on the Thames Basin Heaths Special Protection Area (SPA) is an issue for the Local Plan and the council has worked closely with Natural England to ensure a consistent approach to the protection of the SPA across all affected authorities. They have been consulted on the various iterations of the Habitats Regulation Assessment for

the Local Plan and also the relevant Local Plan policies, and the inclusion of a specific SPA policy within the Local Plan is a direct response to Natural England's concerns.

### Key evidence

Evidence	Summary
<a href="#">Thames Basin Heaths SPA Delivery Framework (2009)</a>	<p>The Framework 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.</p>
<a href="#">Basingstoke and Deane Borough Council Viability Study – Residential and Non-residential Viability Final Report (2013)</a>	<p>The 2013 Viability Study provided the Council with evidence to assist it in preparing policies for the emerging local plan and in drawing up a Community Infrastructure Levy (CIL) charging schedule. A limited amount of development may be obliged to mitigate impacts on the Special Protection Area through provision of Suitable Alternative Natural Green Space and Strategic Access Management and Monitoring. The scale of this mitigation is likely to be small and as a result of the limited scale and scope of the policy as it affects viability, it was not been included in the viability testing.</p>

## Key strategies that have informed the policy

Strategy	National, regional or local	Summary
<a href="#">European Commission Birds Directive (2009/147/EC)</a>	European	The Directive provides a framework for the conservation and management of, and human interactions with, wild birds in Europe. It sets broad objectives for a wide range of activities. Transposed into UK Law in <a href="#">The Conservation and habitats and Species Regulations 2010</a> .

## Which Local Plan objectives will this policy help to deliver?

- 5.126 As identified in Table 1 of the Local Plan the policy will help to achieve Objective N (Biodiversity) of the Local Plan.

## Which issues of the Core Strategy Issues and Option consultation (January 2008) informed the submission Local Plan policies?

Issue 17: Natural environment

## Sustainability appraisal (inc. Strategic Environmental Assessment) of the policy: conclusions

- 5.127 The policy has a positive impact on the environmental SA objectives in terms of protecting important habitats and species and positively contributing towards biodiversity protection. The policy has negligible impact on the social and economic SA objectives as the policy deals with the specific issue of the protection of the Thames Basin Heaths SPA and its conservation status. The policy may have a positive impact on enhancing the attractiveness of the borough to visitors, promoting and improving access to open space and countryside and improving health and well-being through the development of healthy communities.

## Policy EM4 – Biodiversity and Nature Conservation

- 5.128 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. For example in the borough there is over 800 hectares of Sites of Special Scientific Interest, over 200 hectares of Local Nature Reserve, over 20 hectares and over 6000 hectares of Sites of Importance for Nature Conservation. Over 250 protected and notable species have been recorded in the Borough.

- 5.129 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.
- 5.130 Policy EM4 provides a framework to help ensure that development proposals conserve and enhance the borough's existing biodiversity assets (designated and undesignated) while enabling opportunities to contribute, where possible, to a net gain in biodiversity. The policy accords with paragraphs 7, 109, 114 and 117 of the NPPF. The policy has been developed with cooperation from Natural England, the Hampshire and Isle of Wight Wildlife Trust and Hampshire County Council – see the council's Local Plan Statement of Consultation for further information.

### Key evidence

Evidence	Summary
<a href="#">Living Landscapes – landscape and biodiversity strategy (2014)</a>	Describes the features, landscape characteristics and species most in need of attention within the borough and sets out the council's approach to protecting and improving the natural environment, supported by a three-year action plan.  The policy will help to achieve the objectives of the Plan.
<a href="#">Basingstoke and Deane Borough Council Green Infrastructure Strategy (2013 to 2029)</a>	A strategy which assesses existing gaps/deficits to be identified and future requirements for Green Infrastructure.
<a href="#">National Planning Policy Framework (NPPF) (2012)</a>	Policy EM5 accords with paragraph 109, 114, 117 and 118 of the NPPF.

### Key strategies that have informed the policy

Strategy	National, regional or local	Summary
<a href="#">Hampshire Biodiversity Action Plans</a>	County	The Biodiversity Action Plan for Hampshire reviews the status of wildlife in Hampshire and sets out a framework for action

<a href="#">South East Biodiversity Strategy 2009</a>	Regional	Part of the aims of the strategy are to: <ul style="list-style-type: none"> <li>• Provide a framework for the delivery of biodiversity targets that guide and support all those who have an impact on biodiversity in the region</li> <li>• Be a core element within the strategies and delivery plans of organisations across the South East region</li> </ul>
<a href="#">Biodiversity 2020: A Strategy for England's wildlife and ecosystem services</a>	National	Sets out England's strategic direction for biodiversity policy for the next decade on land (including rivers and lakes) and at sea.
<a href="#">Basingstoke and Deane Borough Council Plan 2013-2017</a>	Local	Policy accords with the Plans proposal to 'Protect, restore, reconnect and expand biodiversity and the rural nature of our borough through better management of our woodlands, parks and open spaces — and the introduction of additional green infrastructure and implementation of a new Green Infrastructure Strategy.'

**Which Local Plan objectives will this policy help to deliver?**

5.131 As identified in Table 1 of the Local Plan the policy will help to achieve Objective N (Biodiversity) of the Local Plan.

**Which issues of the Core Strategy Issues and Option consultation (January 2008) informed the submission Local Plan policies?**

Issue 17: Natural environment

Issue 30: Open space

**Sustainability appraisal (inc. Strategic Environmental Assessment) of the policy: conclusions**

- 5.132 The policy generally has a positive impact on environmental objectives in terms of contributing towards the mitigation of climate change, improving and enhancing the borough's biodiversity and seeking to improve the borough's watercourses. It also largely has a positive effect on relevant social objectives in terms of seeking to protect and improve green infrastructure, open space provision and contributing to the delivery of 'liveable' neighbourhoods and general well-being. Due to the specific nature of the policy, the impacts on the economic objectives are expected to be negligible. The policy has some indirect impacts in terms of improving the quality of life within communities, and would contribute towards the improvement of water quality and flooding; it is therefore considered that the policy indirectly contributes to the creation of sustainable communities. In addition, it is considered that the policy will indirectly improve the image of the borough.

### **Policy EM5 – Green Infrastructure**

- 5.133 As outlined in the council's Green Infrastructure Strategy, the borough has a high level 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. However, the types of Green Infrastructure and their benefits are not evenly distributed and the maximum benefits are not always realised for a variety of reasons including accessibility, lack of awareness, poor linkages or under management. Additionally, future plans for housing growth will present demands on the Green Infrastructure resource, as well as presenting opportunities to improve it through planning gain.
- 5.134 Policy EM5 sets the framework for protecting, maintaining and enhancing the borough's green infrastructure network. This includes protecting existing areas of open space which are highly valued by the community, public rights of way, 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.
- 5.135 The policy recognised that new development can provide opportunities to protect and enhance new and existing green space either through on-site measures or by contributing towards the enhancement of existing facilities. This will need to be provided in accordance with the Green Infrastructure Strategy and associated standards.
- 5.136 The policy has been developed with cooperation from Natural England – see the council's Local Plan Statement of Consultation for further information. The policy accords with paragraphs 73, 74 and 114 of the NPPF.

## Key evidence

Evidence	Summary
<a href="#">Basingstoke and Deane Borough Council Green Infrastructure Strategy (2013 to 2029)</a>	A strategy which assesses existing gaps/deficits to be identified and future requirements for Green Infrastructure.
<a href="#">Leisure and Recreation Needs Assessment (LRNA) (2009)</a>	The LRNA 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 standards are set out in full in appendix 4 of the Pre-Submission. This includes an expected quantity standard which all new developments will normally provide, distance thresholds and minimum size thresholds for different green space types.

## Key strategies that have informed the policy

Strategy	National, regional or local	Summary
<a href="#">Basingstoke and Deane Borough Council Living Landscapes – landscape and biodiversity strategy (2014)</a>	Local	<p>Describes the features, landscape characteristics and species most in need of attention within the borough and sets out the council's approach to protecting and improving the natural environment, supported by a three-year action plan.</p> <p>The policy will help to achieve the objectives of the Plan.</p>
<a href="#">Basingstoke and Deane Borough Council Plan 2013-2017</a>	Local	<p>Policy accords with the Plans proposal to 'Protect, restore, reconnect and expand biodiversity and the rural nature of our borough through better management of our woodlands, parks and open spaces — and the introduction of additional green infrastructure and</p>

		implementation of a new Green Infrastructure Strategy.'
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**Which Local Plan objectives will this policy help to deliver?**

- 5.137 As identified in Table 1 of the Local Plan the policy will help to achieve Objective D (Attractiveness to workers, residents and visitors) and N (Biodiversity).

**Which issues of the Core Strategy Issues and Option consultation (January 2008) informed the submission Local Plan policies?**

Issue 17: Natural environment

Issue 30: Open space

**Sustainability appraisal (inc. Strategic Environmental Assessment) of the policy: conclusions**

- 5.138 The policy generally has a positive impact on environmental and social objectives in terms of contributing towards the achievement of the SA objectives, particularly in respect of enhancing biodiversity, creating sustainable communities and improving access to open space. However, some of the effects on social objectives are difficult to quantify as the effects would vary depending on the type and nature of the development proposed. On the whole, there are largely negligible impacts on economic objectives, although the green infrastructure network will help to improve the image of the borough in the longer term. Some of the effects on social objectives are difficult to quantify as the effects would vary depending on the type and nature of the development proposed. The policy has some indirect impacts in terms of contributing positively towards reducing run-off rates and providing a means of natural drainage, and in turn, reducing the risk of flooding. There are also some indirect effects in terms of contribution towards habitat creation, and improving biodiversity. Proposals for the redevelopment and replacement of green infrastructure may also help in designing out crime.

**Policy EM6 - Water Quality**

- 5.139 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.
- 5.140 The majority of new growth, identified in the Local Plan, is focused around the settlement of Basingstoke which drains to the Loddon. The River Basin Management Plan for the Thames Basin, produced by the Environment

Agency, 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. The Basingstoke Water Cycle Study (2009) identifies that additional development could have a further impact on the quality of the Loddon Catchment.

- 5.141 Policy EM6 confirms that the Council will work in partnership (with the Environment Agency, Natural England and water companies) to protect, manage and improve the water quality of the borough’s water environment. Policy EM6 emphasises the approach identified in policy SS4 (Ensuring a supply of deliverable sites) and paragraph 4.48 of the Revised Pre-Submission Local Plan in the event that monitoring indicates that the status of the borough’s water bodies is likely to deteriorate in band status, the council will resist the granting of further planning permission or release of Greenfield sites where the Environment Agency indicates that this is likely to contribute to the situation.
- 5.142 Policy EM6 also requires new development to incorporate sustainable drainage systems (SuDs). SuDs can help to improve water quality by removing pollutants from diffuse pollutant sources from roads and car parks.
- 5.143 The policy has been developed with cooperation from the Environment Agency – see the council’s Local Plan Statement of Consultation for further information.

**Key evidence**

<b>Evidence</b>	<b>Summary</b>
<a href="#">Water Cycle Study Phase 2 (2009)</a>	<p>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.</p> <p>Phase 2 of the Study was overseen by a Steering Group which comprises representatives of the following organisations:</p> <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> </ul>

	<ul style="list-style-type: none"> <li>• South East Water</li> </ul>
<a href="#">Strategic Flood Risk Assessment (2010 and 2012)</a>	<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>
<a href="#">Basingstoke and Deane Borough Council Viability Study – Residential and Non-residential Viability Final Report (2013)</a>	<p>The 2013 Viability Study provided the Council with evidence to assist it in preparing policies for the emerging local plan and in drawing up a Community Infrastructure Levy (CIL) charging schedule.</p>

### Key strategies that have informed the policy

Strategy	National, regional or local	Summary
<a href="#">Water for life and livelihoods: River Basin Management Plan: Thames river basin district (2009)</a>	Regional	<p>Sets 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.</p> <p>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</p>

		Sewage Treatment Works.
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**Which Local Plan objectives will this policy help to deliver?**

- 5.144 As identified in Table 1 of the Local Plan the policy will help to achieve Objective M (Water and flooding).

**Which issues of the Core Strategy Issues and Option consultation (January 2008) informed the submission Local Plan policies?**

Issue 18: Water supply and demand

**Sustainability appraisal (inc. Strategic Environmental Assessment) of the policy: conclusions**

- 5.145 This policy focuses on the need to maintain and improve the water quality of water bodies across the borough. In the first instance, the policy will have a positive environmental impact, ensuring that the biodiversity, flora and fauna of the borough’s water bodies are improved and enhanced, protecting the water quality of the borough’s water bodies, and improving the attractiveness of the borough’s water bodies to visitors. This policy is unlikely to have a significant impact on the economic SA objectives unless a deterioration in water quality affects the provision of new housing, which may affect labour supply in the longer term. In terms of the social objectives, this policy may have a negative impact upon the delivery of new homes in the borough, but it is unclear from the policy exactly how this would work. Whilst the policy states that deterioration in water quality will be considered when releasing sites, it remains to be seen whether this would result in a delay in sites being released, or whether stronger measures may be used. By using monitoring as a mechanism to monitor water quality, this policy is by its very nature reactive – as a result the policy will only have an impact once the water quality situation has declined.
- 5.146 The SA therefore recommends that the policy or Local Plan should provide more information regarding the potential implications in terms of housing supply and improving water quality if there is deterioration in water quality following monitoring.

**Policy EM7 – Managing Flood Risk**

- 5.147 Analysis of the flood zones within the borough, undertaken as part of the council’s Strategic Flood Risk Assessment (2010 and 2012), 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).
- 5.148 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.

- 5.149 The policy has been developed with cooperation from the Environment Agency – see the council’s Local Plan Statement of Consultation for further information. The policy accords with paragraphs 17, 94 and 100-104 of the NPPF.

**Key evidence**

<b>Evidence</b>	<b>Summary</b>
<a href="#">Strategic Flood Risk Assessment (2010 and 2012)</a>	<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>

**Key strategies that have informed the policy**

<b>Strategy</b>	<b>National, regional or local</b>	<b>Summary</b>
<a href="#">Basingstoke and Deane Climate Change Strategy (2014)</a>	Local	<p>Sets out how the council seeking to address the issue of climate change locally. It establishes three pledges in the strategy, one of which is the following:</p> <ul style="list-style-type: none"> <li>to help residents, community groups and businesses to reduce their emissions and manage climate risks</li> </ul> <p>Policy EM7 will help to achieve the aims and objectives of the Strategy.</p>

**Which Local Plan objectives will this policy help to deliver?**

- 5.150 As identified in Table 1 of the Local Plan the policy will help to achieve Objective M (Water and flooding).

**Which issues of the Core Strategy Issues and Option consultation (January 2008) informed the submission Local Plan policies?**

Issue 18: Water supply and demand

**Sustainability appraisal (inc. Strategic Environmental Assessment) of the policy: conclusions**

- 5.151 This policy will have a very positive impact on the objectives to reduce flooding and manage the impact of climate change. It is also supportive of the creation of sustainable communities and therefore has a largely positive impact in terms of environmental objectives and some of the social objectives. The policy is likely to have little or no impact on economic objectives.

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

- 5.152 A North Hampshire Renewable Energy and Low Carbon Development Study (2010) 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.
- 5.153 Significant local renewable resource potential has been identified across the borough, Basingstoke and Deane’s Energy Opportunities Plan (set out in the 2010 Study) indicates potential locations where these could be viable.
- 5.154 Policy EM8 states that development for the commercial generation of energy from renewable and local carbon resources will be permitted subject to accordance with the criterion within the policy. The policy encourages development proposals to take account of the opportunities shown on the Energy Opportunities Plan, though it does not preclude the use of other locations or technologies.

**Key evidence**

Evidence	Summary
<a href="#">North Hampshire Renewable Energy and Low Carbon Development Study (2010)</a>	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.

**Key strategies that have informed the policy**

Strategy	National, regional or local	Summary
<a href="#">Basingstoke and Deane Climate Change Strategy (2014)</a>	Local	Sets out how the council is seeking to address the issue of climate change locally. It

		<p>establishes three pledges in the strategy, two of which are:</p> <ul style="list-style-type: none"> <li>• to lead by example in reducing its carbon emissions year on year</li> <li>• to help residents, community groups and businesses to reduce their emissions and manage climate risks</li> </ul> <p>Policy EM7 will help to achieve the aims and objectives of the Strategy.</p>
<a href="#">Basingstoke and Deane Borough Council Plan 2013-2017</a>	Local	Policy accords with the Plans proposal to 'Take action to reduce energy use and introduce renewable energy, both for our own premises and the borough.

**Which Local Plan objectives will this policy help to deliver?**

- 5.155 As identified in Table 1 of the Local Plan the policy will help to achieve Objective K (Sustainable energy use).

**Which issues of the Core Strategy Issues and Option consultation (January 2008) informed the submission Local Plan policies?**

Issue 15: Carbon footprint and climate change

**Sustainability appraisal (inc. Strategic Environmental Assessment) of the policy: conclusions**

- 5.156 The policy generally has a positive impact on those objectives relating to the sustainability of communities and particularly in respect of the reduction of greenhouse gases, managing climate change, and reducing resource use. The policy may have potential adverse impacts on environmental objectives relating to protection of the built and natural environment, but these are unknown at this stage as it will be dependent on specific proposals. These will be considered against specific Local Plan policies which seek to protect landscape, heritage, biodiversity etc. The policy is expected to have a negligible impact on many of the economic and social objectives. However, the policy may contribute to sustainable economic growth. The provision of renewable/low carbon energy would reduce carbon emissions and therefore reduce climate change and its associated impacts. A secondary impact of this policy may be a reduction in flooding due to its contribution towards the management of climate change).

## Policy EM9 – Sustainable Water Use

- 5.157 The council’s Water Cycle Study – Phase 2 (October 2009) concluded that ‘the region is water stressed’, and recommended firm implementation of water efficiency standards in the Code for Sustainable Homes in order to manage demand on the water environment.
- 5.158 The North Hampshire Renewable Energy and Low Carbon Development Study concludes that setting requirements for Code Level 3 and 4 and BREEAM ‘very good’ will encourage water efficient developments. This will also ensure that SuDs are installed in new development, helping to manage water locally and prevent downstream flooding.
- 5.159 Policy EM9 provides a framework to help ensure that development proposals address sustainable water use. Policy EM9 requires that new homes achieve Code for Sustainable Homes level 4 (equates to a maximum of 105 litres per person per day) for water consumption and that non-residential developments meet BREEAM ‘excellent’ standards for water consumption.

### Key evidence

Evidence	Summary
<a href="#">North Hampshire Renewable Energy and Low Carbon Development Study (2010)</a>	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.
<a href="#">Water Cycle Study Phase 2 (2009)</a>	<p>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.</p> <p>Phase 2 of the Study was overseen by a Steering Group which comprises representatives of the following organisations:</p> <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>

<a href="#">Basingstoke and Deane Borough Council Viability Study – Residential and Non-residential Viability Final Report (2013)</a>	<p>The 2013 Viability Study provided the Council with evidence to assist it in preparing policies for the emerging local plan and in drawing up a Community Infrastructure Levy (CIL) charging schedule.</p>
<a href="#">Basingstoke and Deane Borough Council Viability Study – Manydown and Golf Course Viability Report (2014)</a>	<p>Allowances have been made in the residential and non-residential viability testing for the development costs to meet the standards in the policy.</p> <p>This July 2014 study has been used to extend this work to take advantage of the further detail that has emerged about the Golf Course (policy SS3.11) and Manydown (policy SS3.10) strategic sites.</p>
<a href="#">Code for Sustainable Homes: Technical Guide</a>	<p>This technical guidance sets out the requirements for the Code for sustainable homes. It sets out the process by which a Code assessment is reached.</p>

**Key strategies that have informed the policy**

<b>Strategy</b>	<b>National, regional or local</b>	<b>Summary</b>
<a href="#">Basingstoke and Deane Climate Change Strategy (2014)</a>	Local	<p>Sets out how the council seeking to address the issue of climate change locally. It establishes three pledges in the strategy, two of which are:</p> <ul style="list-style-type: none"> <li>• to lead by example in reducing its carbon emissions year on year</li> <li>• to help residents, community groups and businesses to reduce their emissions and manage climate risks</li> </ul> <p>Policy EM7 will help to achieve the aims and objectives of the Strategy.</p>

### **Which Local Plan objectives will this policy help to deliver?**

- 5.160 As identified in Table 1 of the Local Plan the policy will help to achieve Objectives K (Sustainable energy use) and M (Water and flooding).

### **Which issues of the Core Strategy Issues and Option consultation (January 2008) informed the submission Local Plan policies?**

Issue 15: Carbon footprint and climate change

Issue 18: Water supply and demand

### **Sustainability appraisal (inc. Strategic Environmental Assessment) of the policy: conclusions**

- 5.161 It is considered that the policy has a particularly positive impact on environmental objectives especially those seeking to make the most efficient use of water resources. There are also positive effects associated with the social and economic objectives in terms of contributing to the creation of water efficient buildings and promoting sustainable economic growth with the provision of more sustainable economic development. This policy could impact on the viability of some development and therefore the objectives which encourage housing and employment development, but this has been considered in determining the appropriate water efficiency standard for new development and it is not considered that the policy will restrict new development.
- 5.162 Given that water supply is a sustainability issue for the borough, the SA suggests that reference to this is made in the policy or supporting text to the policy.

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

- 5.163 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.
- 5.164 Policy EM10 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.

## Key evidence

Evidence	Summary
<a href="#">National Planning Policy Framework (NPPF) (2012)</a>	Policy EM10 accords with one of the Core Principles of the NPPF (paragraph 17, bullet point 4) which is to 'always seek to secure high quality design and good standards of amenity for all existing and future occupants of land and buildings.'

## Key strategies that have informed the policy

Strategy	National, regional or local	Summary
<a href="#">Basingstoke and Deane Borough Council Plan 2013-2017</a>	Local	Policies accord with the Plans priority 'Planning policies that safeguard local distinctiveness.'

## Which Local Plan objectives will this policy help to deliver?

- 5.165 As identified in Table 1 of the Local Plan the policy will help to achieve Objective D (Attractiveness to workers, residents and visitors), H (Housing Mix), I (Regeneration) and L (High quality design).

## Which issues of the Core Strategy Issues and Option consultation (January 2008) informed the submission Local Plan policies?

Issue 15: Carbon footprint and climate change

Issue 16: Waste and pollution

Issue 19: Built environment

## Sustainability appraisal (inc. Strategic Environmental Assessment) of the policy: conclusions

- 5.166 Overall the policy is considered to have a positive impact in relation to sustainability objectives. In terms of the social aspects of sustainability, the policy has the benefit of securing high quality design, which facilitates community pride in their locality, and consequently fosters social cohesion. In environmental terms the policy supports the minimisation of energy consumption through sustainable approaches to design, which will in turn also promote the use of renewable energy technologies. The policy also promotes the efficient use of land, with a view to maximising the use of previously developed land, which consequently minimises the need to develop greenfield sites. In economic terms, achieving a high standard of design helps to improve the image of the settlements in borough, which will help to attract

businesses and visitors, with a consequent enhancement of the borough's economy.

### Policy EM11 – The Historic Environment

- 5.167 The borough's historic environment is an important asset forming a vital part of the area's character and local distinctiveness. 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.
- 5.168 Policy EM11 requires all development to conserve or enhance the quality of the borough's heritage assets in a manner appropriate to their surroundings. The policy permits development proposals which could affect designated or non-designated heritage assets subject to accordance with the policy criterion.
- 5.169 The policy has been developed with cooperation from English Heritage – see the council's Local Plan Statement of Consultation for further information.

#### Key evidence

Evidence	Summary
<a href="#">Archaeology and Historic Buildings Record (Historic Environmental Record)</a>	An index of the known archaeological sites and finds, historic buildings, designed and historic landscapes, parks and gardens, and industrial monuments in the county.
<a href="#">English Heritage – Heritage at Risk Register</a>	The Heritage at Risk programme provides a dynamic picture of the health of England's built heritage and every year English Heritage publishes a list of those sites most at risk of being lost through neglect, decay or inappropriate development.
<a href="#">Local List of Buildings of Architectural or Historic Interest</a> (2007 ongoing)	The Local List is intended to recognise unlisted historic buildings so that they can be properly considered when development proposals are submitted to the borough council. This Local List now stands alongside the existing Statutory List of Buildings of Special Architectural or Historic Interest, which is managed by English Heritage.

## Key strategies that have informed the policy

Strategy	National, regional or local	Summary
<a href="#">Basingstoke and Deane Borough Council Plan 2013-2017</a>	Local	<p>Policies accord with the Plans priority ‘Planning policies that safeguard local distinctiveness.’ And also the proposal to ‘Renew Basingstoke’s ‘Top of Town’ by working with residents and traders to make it economically vibrant, in line with other parts of the town centre.’</p> <p>Basingstoke’s Top of Town area is located within the Basingstoke Conservation Area.</p>

### Which Local Plan objectives will this policy help to deliver?

- 5.170 As identified in Table 1 of the Local Plan the policy will help to achieve Objective O (Historic environment).

### Which issues of the Core Strategy Issues and Option consultation (January 2008) informed the submission Local Plan policies?

Issue 19: Built environment

### Sustainability appraisal (inc. Strategic Environmental Assessment) of the policy: conclusions

- 5.171 This policy specifically just refers to the historic environment, and for this reason has a negligible impact on many of the sustainability objectives, particularly the specific environmental objectives relating to biodiversity, water resources and sustainable transport. It would also have a negligible impact on most of the economic objectives, but would help enhance the attractiveness of the Borough. The policy is likely to have both positive and negative impacts in relation to the objective which seeks to ensure efficient resource use as the retention and re-use of historic buildings, as well as use of reclaimed materials in alterations to historic buildings, will reduce resource use, however, this will be off-set by the lower energy efficiency levels typically associated with historic buildings (relative to contemporary buildings). The policy will have a negligible impact on some of the social objectives such as those in respect of crime, health and wellbeing but is likely to have a positive impact on the creation of sustainable communities.

## Policy EM12 – Pollution

- 5.172 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.
- 5.173 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 and how it may impact on the design of the scheme.
- 5.174 The policy permits development which is sensitive to pollution subject to accordance with the policy criterion.

### Key evidence

Evidence	Summary
<a href="#">National Planning Policy Framework (NPPF) (2012)</a>	Policy EM12 accords with paragraph 109 bullet point 4 of the NPPF which states:  “preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability;”

### Key strategies that have informed the policy

Strategy	National, regional or local	Summary
<a href="#">Basingstoke and Deane Climate Change Strategy (2014)</a>	Local	Sets out how the council is seeking to address the issue of climate change locally. It establishes three pledges in the strategy, two of which are: <ul style="list-style-type: none"> <li>• to lead by example in reducing its carbon emissions year on year</li> <li>• to help residents, community groups and businesses to reduce their emissions and manage climate risks</li> </ul>

		Policy EM12 will help to achieve the aims and objectives of the Strategy.
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**Which Local Plan objectives will this policy help to deliver?**

- 5.175 As identified in Table 1 of the Local Plan the policy will help to achieve Objective M (Water and flooding).

**Which issues of the Core Strategy Issues and Option consultation (January 2008) informed the submission Local Plan policies?**

Issue 16: Waste and pollution

**Sustainability appraisal (inc. Strategic Environmental Assessment) of the policy: conclusions**

- 5.176 The policy clearly has a positive impact on the environmental SA objectives due to the emphasis on not allowing development that will be detrimental or pose an unacceptable risk to the natural environmental. The policy impact on the social SA objectives is generally negligible but there is a positive identified in terms of health and well-being as the policy protects new and existing users of development from pollution which may have adverse impacts on their health, wellbeing and quality of life.

## Local Plan Chapter 7 policies: Economic Development

- 5.177 The policies within this chapter set the framework for achieving the following Local Plan objectives: A (sustainable growth), B (sustainable transport), C (education/skills), D (attractiveness to workers, residents and visitors), E (thriving rural economy), G (delivery of infrastructure), I (regeneration).

### Policy EP1– Employment Development

- 5.178 Policy EP1 sets out the approach the council will take to delivering sustainable economic development over the plan period. The policy sets out that the borough will protect and enable the redevelopment / regeneration of the borough’s strategic employment sites for employment uses, and sets out that the council will allocate a new employment site or sites for industrial and storage and distribution through a subsequent Development Plan Document. The policy supports proposals for the key employment sectors in suitable locations. The policy accords with section 1 (Building a strong competitive economy) and paragraphs 17, 156, 160 and 161 of the NPPF.

#### Key evidence

Evidence	Summary
<a href="#">Basingstoke and Deane Borough Council Employment Land Review (2014)</a>	Following the Pre Submission Local Plan consultation the Council undertook a thorough update of the Employment Land Review which was subsequently published in April 2014. The ELR gives a comprehensive profile of the borough’s economy, business base, labour market characteristics, and commercial property market performance. The updated Employment Land Review was produced based on the most up to date data available at the time (including labour demand forecasts, historic net floorspace delivery rates and labour supply data). In addition, commercial agents were invited to attend an event to enable them to provide officers with intelligence of how the commercial property market is operating at the local level, including areas where there is an oversupply of stock and where there is a shortage of specific stock.
<a href="#">Basingstoke and Deane Borough Council Viability Study – Residential and Non-residential Viability Final Report (2013)</a>	The 2013 Viability Study provided the Council with evidence to assist it in preparing policies for the emerging local plan and in drawing up a Community Infrastructure Levy (CIL) charging schedule.

	The non-residential viability testing has taken account of the approach of policies EP1, EP2 and EP3.
<a href="#">Commercial Property Market Study (2013): A report for Enterprise M3 by its Land and Property Action Group</a>	Study identifies Basing View as one eight key investment potential sites in the Enterprise M3 LEP. In addition, objective a) of the Local Plan refers to the regeneration and revitalisation of Basing View.

### Key strategies that have informed the policy

Strategy	National, regional or local	Summary
<a href="#">Basingstoke and Deane Economic Masterplan (2014)</a>	Local Plan	<p>Sets out an ambitious vision for the next 20 years to ensure a thriving future for all those who live and work in the borough.</p> <p>The master plan lays out all the major proposals for the future, acting as an 'inventory' of the key improvements that are needed to attract external investment, such as transport improvements and new business developments.</p> <p>It will be used by the council to attract funding to the area from the government and the Local Enterprise Partnership Enterprise M3, and to encourage companies to bring new jobs to the borough. At a more local level it will be used for joint planning of investment needs with Hampshire County Council and other partners, such as registered providers.</p>
<a href="#">The Enterprise M3 Strategic Economic Plan 2014-2020</a>	Sub-regional	<p>This document presents the Strategic Economic Plan (SEP) for Enterprise M3 Local Enterprise Partnership (LEP) to 2020.</p> <p>The Strategic Economic Plan (SEP) is a forward-looking plan that will help address the consequences of growth</p>

		<p>whilst building on economic strengths and harnessing the potential in one of the fastest growing economies in the UK in a coherent and coordinated way.</p> <p>Identifies that Basingstoke, is one of four key towns in the Enterprise M3 area. These four towns are currently among the best 100 performing localities in the UK.</p> <p>Basingstoke and Deane's participation in the LEP means that any economic strategy should be informed by the context of the wider LEP area. Enterprise M3 is likely to play an important role in helping to deliver the vision for Basingstoke and Deane and helping to secure jobs and strategic infrastructure.</p>
<a href="#">Basingstoke and Deane Borough Council Plan 2013-2017</a>	Local	Policy accords with the Plan's proposal to 'Encourage businesses to locate in Basingstoke by regenerating Basing View and other key business areas, creating a modern image and more jobs.'

**Which Local Plan objectives will this policy help to deliver?**

- 5.179 As identified in Table 1 of the Local Plan the policy will help to achieve Objective A (Sustainable Growth) and D (Attractiveness to workers, residents and visitors) of the Local Plan.

**Which issues of the Core Strategy Issues and Option consultation (January 2008) informed the submission Local Plan policies?**

Issue 1: Provision of employment land

Issue 2: Location of future employment development

Issue 11: Approach to existing employment areas

**Sustainability appraisal (inc. Strategic Environmental Assessment) of the policy: conclusions**

- 5.180 The policy clearly has a positive impact on the economic SA objectives due to its general support for economic development in the borough and maintaining a diverse economy. However, the impact on many of the environmental and social objectives is uncertain, largely because the policy doesn't identify the likely locations of future employment allocations (to be determined through a

future Development Plan Document). In addition, the policy doesn't require the economic development to be sustainable in terms of, resource use, impact on the local built environment etc. However, these should be addressed at a more detailed stage by specific environmental policies in the Local Plan.

### Policy EP2 – Alternative Uses of Employment Sites

- 5.181 Policy EP2 sets out the Council's overarching aspiration to protect employment areas for employment uses whilst providing a criteria based approach to releasing employment sites for non -employment uses. The policy provides differing criteria based approaches for sites that are defined as Strategic Employment Areas and other sites in employment use within settlement policy boundaries.
- 5.182 The criteria based approach for the Strategic Employment Areas recognises their strategic importance and the role that they will play in delivering economic growth in the borough over the plan period. The policy also provides a degree of flexibility to ensure that these sites continue to meet the needs of business through regeneration or redevelopment.
- 5.183 The criteria based approach for other employment sites within the settlement policy boundaries provides a greater degree of flexibility for their change of use, taking account of the needs of business, the commercial property market and site specific constraints. The policy accords with section 1 (Building a strong competitive economy) and paragraphs 17, 156, 160 and 161 of the NPPF.

#### Key evidence

Evidence	Summary
<a href="#">Basingstoke and Deane Borough Council Employment Land Review (2014)</a>	Following the Pre Submission Local Plan consultation the Council undertook a thorough update of the Employment Land Review which was subsequently published in April 2014. The ELR gives a comprehensive profile of the borough's economy, business base, labour market characteristics, and commercial property market performance. The updated Employment Land Review was produced based on the most up to date data available at the time (including labour demand forecasts, historic net floorspace delivery rates and labour supply data). In addition, commercial agents were invited to attend an event to enable them to provide officers with intelligence of how the commercial property market is operating at the local level, including

	<p>areas where there is an oversupply of stock and where there is a shortage of specific stock.</p>
<p><a href="#">Basingstoke and Deane Borough Council Viability Study – Residential and Non-residential Viability Final Report (2013)</a></p>	<p>The 2013 Viability Study provided the Council with evidence to assist it in preparing policies for the emerging local plan and in drawing up a Community Infrastructure Levy (CIL) charging schedule.</p> <p>The non-residential viability testing has taken account of the approach of policies EP1, EP2 and EP3.</p>
<p><a href="#">Commercial Property Market Study (2013): A report for Enterprise M3 by its Land and Property Action Group</a></p>	<p>Study identifies Basing View as one eight key investment potential sites in the Enterprise M3 LEP. In addition, objective a) of the Local Plan refers to the regeneration and revitalisation of Basing View.</p>

### Key strategies that have informed the policy

Strategy	National, regional or local	Summary
<p><a href="#">Basingstoke and Deane Economic Masterplan (2014)</a></p>	<p>Local Plan</p>	<p>Sets out an ambitious vision for the next 20 years to ensure a thriving future for all those who live and work in the borough.</p> <p>The masterplan lays out all the major proposals for the future, acting an ‘inventory’ of the key improvements that are needed to attract external investment, such as transport improvements and new business developments.</p> <p>It will be used by the council to attract funding to the area from the government and the Local Enterprise Partnership Enterprise M3, and to encourage companies to bring new jobs to the borough. At a more local level it will be used for joint planning of investment needs with Hampshire County Council</p>

		and other partners, such as housing associations.
<a href="#">The Enterprise M3 Strategic Economic Plan 2014-2020</a>	Sub-regional	<p>This document presents the Strategic Economic Plan (SEP) for Enterprise M3 Local Enterprise Partnership (LEP) to 2020.</p> <p>The Strategic Economic Plan (SEP) is a forward-looking plan that will help address the consequences of growth whilst building on economic strengths and harnessing the potential in one of the fastest growing economies in the UK in a coherent and coordinated way.</p> <p>Identifies that Basingstoke, is one of four key towns in the Enterprise M3 area. These four towns are currently among the best 100 performing localities in the UK.</p> <p>Basingstoke and Deane's participation in the LEP means that any economic strategy should be informed by the context of the wider LEP area. Enterprise M3 is likely to play an important role in helping to deliver the vision for Basingstoke and Deane and helping to secure jobs and strategic infrastructure.</p>
<a href="#">Basingstoke and Deane Borough Council Plan 2013-2017</a>	Local	Policy accords with the Plans proposal to 'Encourage businesses to locate in Basingstoke by regenerating Basing View and other key business areas, creating a modern image and more jobs.'

**Which Local Plan objectives will this policy help to deliver?**

5.184 As identified in Table 1 of the Local Plan the policy will help to achieve Objective A (Sustainable Growth) of the Local Plan.

**Which issues of the Core Strategy Issues and Option consultation (January 2008) informed the submission Local Plan policies?**

Issue 2: Location of future employment development

Issue 11: Approach to existing employment areas

## Sustainability appraisal (inc. Strategic Environmental Assessment) of the policy: conclusions

- 5.185 The policy clearly has a positive impact on the economic SA objectives due to its general support for economic uses. However, the impact on the environmental objectives is uncertain, largely because the policy doesn't make reference to having regard to environmental matters and its protection will be reliant on specific policies at the planning application stage.

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

- 5.186 Policy EP3 sets out the hierarchy of centres in the borough and identifies the main town centres uses that will be permitted in these areas. The policy also sets out the approach that will be taken towards development for main town centre uses outside of the defined centres. The boundaries of the town, district and local centres are defined on the Policies Map.
- 5.187 The policy provides a detailed approach to development within Basingstoke Town Centre, specifically relating to retail development. As stated in paragraph 7.25 of the Revised Pre Submission Local Plan “Whilst the borough’s retail assessment (2009), which was updated in terms of need in 2012 (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...”
- 5.188 A Primary Shopping Area for Basingstoke Town Centre has been defined which comprises the town centre’s Primary and Secondary Shopping Frontages – these boundaries are defined on the Policies Map.
- 5.189 The policy indicates when a Sequential Test and/ or an Impact Assessment will be required for appropriate development proposals. The policy sets out a local floorspace threshold for the preparation of Impact Assessments.
- 5.190 The policy accords with section 2 (Ensuring the vitality of town centres) and paragraphs 117 and 156 of the NPPF.

### Key evidence

Evidence	Summary
<a href="#">Retail Assessment (2012)</a>	<p>An assessment to consider and provide guidance on:</p> <ul style="list-style-type: none"> <li>The detailed need for land or floorspace for main town centre uses.</li> </ul>

	<ul style="list-style-type: none"> <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>
<a href="#">Basingstoke Hotel Futures update (December 2013)</a>	Study to assess the potential for hotel development and investment in the area

### Key strategies that have informed the policy

Strategy	National, regional or local	Summary
<a href="#">Vision for Central Basingstoke (2007)</a>	Local	<p>The Vision aims to:</p> <ul style="list-style-type: none"> <li>• create a well-connected town centre</li> <li>• enhance the vitality, accessibility and character and appearance of areas in the town centre</li> <li>• build on Basingstoke’s successful shopping ‘heart’ by widening the appeal of the town centre to provide a ‘day out experience’;</li> <li>• ensure, through continued action set out in ‘Basingstoke at Night’, that enhanced vitality, accessibility a character</li> </ul>

		and appearance is compatible with town centre living.
<a href="#">Top of the Town, Basingstoke – Concept Masterplan – a Vision for the Future (2014)</a>	Local	The Concept explores the economic and environmental context for the area, and presents the future Vision for the (Basingstoke) Top of the Town with twelve specific objectives which will enable that Vision to be brought into being. It also considers some development possibilities which may be appropriate over a 20 year timescale.
<a href="#">Masterplan Vision for Basing View (2010).</a>	Local	The Council and its development partner, Muse Developments, are proactively working to re-establish Basing View as the borough’s premier sustainable business location. The Council has undertaken initial masterplanning work and has produced a Masterplan Vision for Basing View.  Policy will help to achieve the vision.
<a href="#">Basingstoke and Deane Borough Council Plan 2013-2017</a>	Local	Policy accords with the Plans proposal to ‘Encourage businesses to locate in Basingstoke by regenerating Basing View and other key business areas, creating a modern image and more jobs.’

**Which Local Plan objectives will this policy help to deliver?**

- 5.191 As identified in Table 1 of the Local Plan the policy will help to achieve Objectives A (Sustainable Growth) and D (Attractiveness to workers, residents and visitors) of the Local Plan.

**Which issues of the Core Strategy Issues and Option consultation (January 2008) informed the submission Local Plan policies?**

**Sustainability appraisal (inc. Strategic Environmental Assessment) of the policy: conclusions**

5.192 The policy generally has a positive impact on the economic objectives as it supports the expansion of the town centre boundary and allows for additional main town centre uses which will help support the local economy, growth in business and increase employment opportunities. The improved linkages with Basing View will also enhance the vitality and viability of the wider Basing View area as well as the town’s image. The policy also supports local centre and district centres which in turn has a positive impact on certain social SA objectives as it increases access to key services for those in smaller settlements. The policy is generally also positive on the environmental SA objectives as it directs development to existing centres which are predominantly previously developed land, therefore making best use of land and protecting the natural environment.

**Policy EP4 – Rural Economy**

5.193 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. The rural areas of the borough make a vital contribution to the strength and diversity of the borough’s economy containing significant economic activities.

5.194 Policy EP4 sets out the policy framework to enable economic development proposals in the borough’s rural area (countryside areas outside of defined Settlement Policy Boundaries). The policy sets out a criteria based approach that proposals must satisfy to balance the needs of the rural economy with environmental and social (amenity) constraints. The policy accords with section 3 (Supporting a prosperous rural economy) and paragraph 17 of the NPPF.

**Key evidence**

<b>Evidence</b>	<b>Summary</b>
<a href="#">National Planning Policy Framework (NPPF) (2012)</a>	Policy EP4 accords with paragraph 28 (Supporting a prosperous rural economy) of the NPPF.

**Key strategies that have informed the policy**

Strategy	National, regional or local	Summary
<a href="#">Basingstoke and Deane Borough Council Plan 2013-2017</a>	Local	Policy accords with the Plan's proposal to 'Support the rural economy by working with businesses, farmers and others to overcome planning constraints where possible.'

### Which Local Plan objectives will this policy help to deliver?

- 5.195 As identified in Table 1 of the Local Plan the policy will help to achieve Objectives A (Sustainable Growth) and E (thriving rural economy) of the Local Plan.

### Which issues of the Core Strategy Issues and Option consultation (January 2008) informed the submission Local Plan policies?

Issue 12: Rural economy

### Sustainability appraisal (inc. Strategic Environmental Assessment) of the policy: conclusions

- 5.196 The policy generally has a positive impact on the economic objectives, although the impact on sustainability issues (such as re-use of previously developed land) is uncertain and could be clarified. Likewise, the impact on many of the environmental objectives, such as the protection of biodiversity and the landscape, is uncertain and will depend on the specific nature of any economic development proposal. Other than in a general sense, this policy does not detail environmental considerations and therefore their protection is reliant on specific policies at planning application stage. The policy is likely to have a negligible impact on some of the social SA objectives, such as those relating to crime and health, but would in principle support sustainable communities and a thriving rural economy.
- 5.197 The SA recommends that this policy could refer to the location and sustainability of buildings when they are considered for conversion to housing. The policy could also direct development to brownfield sites.

### Policy EP5 – Rural Tourism

- 5.198 The tourism industry makes up a core component of the borough's economy, with tourism related activities employing 4,500 people in the borough in 2007.
- 5.199 Policy EP5 sets out the policy framework to enable tourism development in the countryside. The policy provides criteria based approaches for two distinct types of development, notably guest accommodation and visitor facilities, and, camping and touring caravan sites. The policy accords with section 3 (Supporting a prosperous rural economy) and paragraph 17 of the NPPF.

## Key evidence

Evidence	Summary
<a href="#">National Planning Policy Framework (NPPF) (2012)</a>	Policy EP4 accords with paragraph 28 (Supporting a prosperous rural economy) of the NPPF.

## Key strategies that have informed the policy

Strategy	National, regional or local	Summary
<a href="#">Basingstoke and Deane Borough Council Plan 2013-2017</a>	Local	Policy accords with the Plan's proposal to 'Support the rural economy by working with businesses, farmers and others to overcome planning constraints where possible.'

## Which Local Plan objectives will this policy help to deliver?

- 5.200 As identified in Table 1 of the Local Plan the policy will help to achieve Objective E (thriving rural economy) of the Local Plan.

## Which issues of the Core Strategy Issues and Option consultation (January 2008) informed the submission Local Plan policies?

Issue 12: Rural economy

## Sustainability appraisal (inc. Strategic Environmental Assessment) of the policy: conclusions

- 5.201 The policy generally has unknown impacts on the environmental SA objectives as the impact of the policy on matters such as biodiversity, landscape, soil and flooding are unknown as it will depend on specific proposals that come forward. Any proposal would have to be considered against other policies that deal with the protection of the natural environment, at the planning application stage. However, the policy has a positive impact on the economic objectives as it supports tourism business in the countryside.

## 6. Conclusions

- 6.1 The Council considers that the evidence base is proportionate and has ensured that the Local Plan is the most appropriate when considered against reasonable alternatives.
- 6.2 The Council considers that the Submission Local Plan is a sound document. In line with the requirements of paragraph 182 of the NPPF, it has been positively prepared and is justified, effective and consistent with national policy.

# Appendix 1 - Local Plan objectives

## 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 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 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.

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

Table 1 of the Local Plan – Policies to deliver the Objectives

<b>Objective Reference</b>	<b>Local Plan Policy</b>
A (sustainable growth)	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

## Appendix 2 – Sustainability Appraisal objectives

Issue	Objective
<b>Housing</b>	(1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home
<b>Deprivation and social exclusion</b>	(2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods
<b>Climate Change</b>	(3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change
<b>Biodiversity and Landscape</b>	(4) To protect, and enhance local biodiversity, flora and fauna  (5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests
<b>Water Environment</b>	(6) To maintain and improve the quality of water resources in the Borough  (7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy
<b>Access and Transport</b>	(8) To improve sustainable accessibility to all services and facilities  (9) To improve choice and access to sustainable transport options
<b>Skills/ education</b>	(10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.
<b>Sustainable, Prosperous Economy</b>	(11) To develop a diverse and competitive knowledge-based economy  (12) To maintain high and stable levels of employment  (13) To maintain and enhance sustainable economic growth  (14) To enhance the attractiveness of the Borough to visitors
<b>Historic Environment &amp; Cultural Heritage</b>	(15) To protect and enhance distinctive and high quality features of the local built environment?
<b>Resource Efficiency</b>	(16) To improve the efficiency of resource use, including re-using previously developed land, existing buildings and materials, and encouraging the maximum use of sustainable design and construction technologies
<b>Sustaining vibrant communities</b>	(17) To create and sustain vibrant settlements and communities

<b>Open Space and Recreation</b>	<b>(18)</b> To promote and improve access to open space and countryside
<b>Safety and security</b>	<b>(19)</b> To improve community safety by reducing crime, the fear of crime, and antisocial behaviour
<b>Health and well-being</b>	<b>(20)</b> To improve health and well-being through the development of healthy communities

**Appendix 3 - Matrix identifying which issues (of the Core Strategy Issues and Option consultation January 2008) informed the submission Local Plan policies**

**Appendix 3: Matrix identifying which issues (of the Core Strategy Issues and Option consultation January 2008) informed the submission Local Plan policies**

**Core Strategy Issues and Options - Issue number**

		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
<b>Local Plan Policy No.</b>		Provision of employment land	Location of future employment development	Approaches to existing built areas	Location of greenfield development	Approach to greenfield development	Future approaches to existing built-up areas	Future approaches to greenfield development in the Borough	Scale and location of housing development	Flexibility in meeting the Borough's housing target	Approaches to development in rural parts of the Borough	Approach to existing employment areas	Rural economy	Accessibility and commuting	Approaches to support retail centres	Carbon footprint and climate change	Waste and pollution	Natural environment	Water supply and demand	Built environment	Affordable housing	Rural exceptions	Housing mix	Deprivation, social inclusion, regeneration and renewal	Access to services/ community infrastructure	Access to public and community transport	Creativity and culture	Access to the countryside	Access to community, cultural and leisure facilities	Youth facilities	Open space
SS1	Scale and Distribution of New Housing	Y	N	N	Y	Y	Y	Y	Y	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
SS2	Regeneration	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N
SS3, SS3.1 to SS3.10	Green Site Allocations	N	N	Y	Y	Y	N	Y	Y	N	N	N	N	Y	N	Y	N	Y	N	Y	N	N	N	N	N	N	N	N	N	N	Y
SS4	Ensuring a supply of deliverable sites	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N
SS5	Neighbourhood planning	N	N	N	N	N	N	N	Y	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
SS6	New housing in the countryside	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N
SS7	Nuclear installations - Aldermaston and Burghfield	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
SS8	Basing View	N	Y	N	N	N	N	N	N	N	N	Y	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
SS9	Basingstoke Leisure Park	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N
SS10	Chineham Railway Station	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N
SS11	Whitchurch Railway Station	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
CN1	Affordable housing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N
CN2	Rural exceptions for affordable housing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N
CN3	Housing mix for market housing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N
CN4	Housing for older people/ Specialist housing	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N
CN5	Gypsies, Travellers and Travelling Show People	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N
CN6	Infrastructure	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
CN7	Essential facilities and services	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	Y	Y	N
CN8	Community, leisure and cultural facilities	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	Y	N	Y	Y	N
CN9	Transport	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N	N	N



## **Appendix 4 - Matrix showing which evidence base documents informed the Submission Local Plan Policies**









## **Appendix 5 - Site assessment and SHLAA conclusions for each green site allocation**

Table A1: Site assessment and SHLAA conclusions for each green site allocation

Policy	Site assessment conclusion	SHLAA conclusion for site
Policy SS3 – Greenfield site allocations	N/A	N/A
<p>Policy SS3.1: Swing Swang, Basingstoke – approximately 100 homes</p> <p>SHLAA site reference: BAS024</p>	<p>Relatively few concerns have been raised in relation to the development of the site through past consultation events, the only issue being the impact on the adjacent Basing Fen SINC and the hydrology of the area. In terms of biodiversity, the site had a neutral assessment, subject to the botanically rich area of grassland being safeguarded as naturalistic greenspace and appropriately managed. The site lies adjacent to the Basing Fen SINC which could be subject to additional pressure from residents, and therefore sufficient green space should be provided. The Landscape Capacity Study concluded that the site had a 'high' capacity to accommodate development, providing that it has regard to the setting and form of the existing settlement and the character and sensitivity of adjacent areas. The site relates well to Basingstoke Town and the site has the potential to create a more integrated settlement. It could accommodate development providing regard is had to the setting and form of the existing settlement and the character and sensitivity of adjacent areas. The site provides the opportunity to create a more defined edge to Basingstoke. Also, whilst the corner of the site adjoins the Old Basing Conservation Area, this could be wholly mitigated through careful design. The site received a positive assessment for accessibility, although improvements are needed to Basing Road for footways and cycleway. Other environmental and physical constraints include some limited archaeological concerns and the site's proximity to un-neighbourly uses namely the railway line and nearby industrial uses to the north. The site is identified as having potentially shallow groundwater; however, subject to the site being demonstrated to be sequentially preferable as part of the site allocation process, this could be mitigated against and is unlikely to be a significant development constraint. These constraints are therefore unlikely to prevent development, subject to further investigations/ appropriate design and layout. In terms of infrastructure, there is insufficient current provision in GP facilities, community and waste facilities but financial contributions would be sought to refurbish or expand facilities/capacity as appropriate. There is no constraint in terms of childcare, primary and secondary education facilities, with existing schools able to accommodate additional pupils. In terms of highway infrastructure, capacity exists within the wider network except for local access through Old Basing where improved traffic management is likely to be required. On</p>	<p>This site is available and may, in principle, be suitable and achievable. The site should be assessed further as a possible development site through the Local Plan.</p>

	<p>site open space would need to be provided. Overall, there are very few constraints associated with the site subject to the site being demonstrated as sequentially preferable in respect of flooding.</p>	
<p>Policy SS3.2: Kennel Farm, Basingstoke – approximately 310 homes</p> <p>SHLAA site reference: BAS114</p>	<p>Past consultation events raised concerns regarding poor transport links, breaching of the natural ridgeline of Basingstoke, previous Local Plan Inspector comments and capacity of the sewerage infrastructure. Development on the site is likely to create some indirect pressure on wildlife and adjacent SINCs but there is scope to mitigate and compensate for these. Whilst the Landscape Capacity Study identifies the site as having a medium capacity, given the visual separation and the strong countryside influence, the landscape capacity of the site is deemed to be lower. The site lies beyond the settlement boundary and its development could result in an isolated development. It does not relate well to the existing settlement in terms of form, scale and character and would not create an integrated settlement. There is the presence of high quality agricultural land.</p> <p>The site is in close proximity to the A30 creating noise pollution issues, but this constraint is unlikely to prevent development, subject to further investigations/ appropriate design/mitigation and layout to ensure noise standards are met. In terms of infrastructure, financial contributions would be required towards community facilities, sports provision, libraries and waste. The site would be large enough to accommodate open space on site and is in close proximity to Old Down and Beggarwood Woodland Park and therefore there are neutral impacts in this regard. There is no constraint in terms of secondary education facilities, although there are insufficient primary facilities currently. However, Kempshott Infant and Junior school are likely to be able to cope with additional demand subject to a feasibility appraisal and developer contributions to fund improvements. Major infrastructure is required to convey sewage effluent to the treatment works and further investigations are required into this issue. This matter is not a significant constraint to development as sewage and urban drainage can be provided to serve the location subject to investigations and phasing. The site has high soil permeability which would need to be managed as part of an overall strategy. In terms of highway infrastructure, capacity exists within the wider network. In terms of accessibility, the site gained a negative assessment reflecting its urban edge location. New links to walking and cycle route and additional bus services would be required. Overall, the most significant constraint to development is landscape impact.</p>	<p>The site gained outline planning permission for up to 310 units in January 2014</p>
<p>Policy SS3.3: Razor's Farm, Basingstoke – approximately 420 homes</p> <p>SHLAA site reference: BAS107</p>	<p>A number of concerns with developing the site were raised through consultation, including impact on the natural environment including biodiversity; the loss of a gap between Basingstoke and Bramley and ribbon development along the A33; the impact on the local road network and accessibility issues; proximity of the site to Bramley Camp; potential for shallow groundwater, localised flooding; infrastructure capacity and the site's suitability for residential use rather than employment. The assessment highlighted a number of environmental constraints including biodiversity and landscape issues (medium/low capacity). Subject to layout and design, it is, however, considered possible to accommodate development without direct loss of important habitats or a negative impact on the characteristics and sensitivities of the landscape. Local landforms separate the site from surrounding</p>	<p>This site is available and may, in principle, be suitable and achievable, not being constrained by policy designations. The site should be assessed further as a possible development site through the Local Plan, potentially in association with sites to the north.</p> <p>Outline planning application for 425</p>

	<p>areas of development which could lead to isolation but this could be addressed through site layout and it is generally considered that the site relates relatively well to Basingstoke in terms of form, scale and character. The site would not lead to coalescence due to the extent of countryside between Basingstoke and Bramley and the presence of Bramley Camp. It links to existing areas and has some local accessibility (positive assessment). The potential impact on the listed buildings within the southern part of the site has been highlighted as a constraint although mitigation could reduce any impact.</p> <p>Other environmental and physical constraints include archaeological concerns, soil permeability, localised flooding, and noise pollution from the railway line and neighbouring business park. These constraints are unlikely, however, to prevent development, subject to further investigations/ appropriate design and layout. The EA has identified that there is a risk of shallow groundwater which should be investigated, this would need to be mitigated if the site is shown to be sequentially preferable as part of the site allocation process. In terms of infrastructure, there is insufficient current provision in GP facilities, secondary education, community facilities, libraries and waste facilities but financial contributions would be sought to refurbish or expand facilities/capacity as appropriate and therefore none of these elements are seen as an overriding constraint on the site's deliverability. The development is located in an area that will prove difficult to provide primary school places although this could be addressed if other sites came forward locally which could enable a new primary school to be provided. Similarly sewerage infrastructure constraints have been identified as there is no existing capacity in the drainage network. This matter is not a significant constraint to development as sewage and urban drainage can be provided to serve the location subject to investigations and phasing. In terms of highway infrastructure, there will be some deterioration on the wider network due to additional flows. The site does, however, have the potential to address the deficiency in park provision in Chineham and residents would benefit from the provision of a new station if this is provided. Part of the site falls within the outer Health and Safety Executive consultation zone surrounding Air Product at Hampshire International Business Park. The HSE has been consulted and confirmed that this is unlikely to pose a constraint to development of the site. Overall, the site has a number of significant constraints which may affect the yield that can be achieved on site. However, the principle is considered to be acceptable and mitigation measures can be identified.</p>	<p> dwellings (reference number BDB/77341) subject to appeal on the grounds of non-determination. Inquiry started in April 2014. Development Control Committee on the 11 December 2013 confirmed that had they been in a position to determine the application it would have been refused.</p>
<p>Policy SS3.4: North of Popley Fields, Basingstoke – approximately 450 homes</p> <p>SHLAA site reference: BAS104</p>	<p>Conclusions: To date, the main concerns that have been raised in relation to the development of the site through consultation events have been around the potential impact on the character of Sherborne St John and the integrity of the gap between it and Basingstoke, as well as the general impact on the natural environment. These issues have been considered through the assessment and both landscape and biodiversity constraints have been acknowledged. However, with careful design and appropriate measures, including limiting the extent of development on the site, it is anticipated that impacts can be satisfactorily mitigated or offset. Development on the site would relate well to the recent developments at Popley and would not result in physical coalescence. The site links to existing areas and has some local accessibility (positive assessment). The site is identified as being at risk of shallow groundwater, which would need to be mitigated if the site is shown to be sequentially preferable as part of the allocation process.</p> <p>There are relatively few environmental or physical constraints associated with the site and those which have been identified, including archaeological concerns, mineral constraints, soil permeability</p>	<p>The site gained outline planning permission (reference number BDB/75761) for 450 dwellings on 11 September 2013.</p>

	<p>and future surface water flooding, would not prevent appropriate development, subject to further investigations and mitigation. In terms of infrastructure, there is insufficient current provision in GP facilities, local and secondary education, community facilities, libraries and waste facilities. Financial contributions would be sought to refurbish or expand facilities/capacity as appropriate but none of these elements are seen as an overriding constraint on the site's deliverability. The site is identified as having potentially shallow groundwater, however, subject to the site being demonstrated to be sequentially preferable, this could be mitigated against and is unlikely to be a significant development constraint. Sewerage infrastructure constraints have been identified as a potential issue however this matter is not a significant constraint to development as sewage and urban drainage can be provided to serve the location subject to investigations and phasing. There are, in conclusion, no over-riding constraints associated with the site.</p>	
<p>Policy SS3.5: Overton Hill, Overton – approximately 120 homes</p> <p>SHLAA site reference: OV002</p>	<p>A number of concerns with developing the site were raised through consultation, including impact on the landscape, biodiversity and the River Test SSSI; capacity of the infrastructure including local roads and the sewerage system/water supply; parking issues; impact on the character of Overton; and an overall concern about Overton taking further development and becoming a dormitory town with the lack of local employment opportunities. The site has a neutral assessment for biodiversity, subject to development only occurring within intensively-managed agricultural areas and appropriate mitigation to prevent hydrological / diffuse pollution issues. The site is of low biodiversity value although it does lie adjacent to the River Test SSSI and its associated habitat. It will therefore be important to retain a fairly wide margin of uncultivated land along the northern edge of the site which will provide a buffer from the effects of the development. In terms of landscape impact, the site has a 'high' capacity for development, although there are landscape constraints which need to be incorporated into the layout. As a prominent site, development should be kept to the lower slopes near to the western and northern boundaries, with open space adjacent to the countryside. Development here could have a limited relationship to the existing settlement in terms of form, scale and character although there is potential to mitigate this impact through restricting the extent of development within the site. Development could cause some harm to the setting of the Conservation Area, the boundary of which adjoins the northern part of the site, and this needs to be given detailed consideration in any future design and layout. The impact of any development on the setting of the listed buildings close to the north western corner also needs to be given consideration. The site gained a positive assessment in terms of accessibility, being local to the village centre, GPs, primary school and railway station. There are no significant flooding issues affecting the site.</p> <p>A number of further potential physical constraints have been identified through the assessment including some limited archaeological potential; a mineral constraint on the north western part of the site; and high grade agricultural land on a large part of the site. These constraints are, however, unlikely to prevent development, subject to further investigations/ appropriate design, layout and conditions. In terms of infrastructure, as with all of the Overton sites, there is insufficient current provision/capacity in GP facilities, primary and secondary education, community facilities, and waste collection facilities to accommodate additional development. However, financial contributions could be sought to refurbish or expand facilities/capacity as appropriate and therefore none of these elements are seen as an overriding constraint on the individual site's deliverability. Whilst growth will</p>	<p>This site is available and may, in principle, be suitable and achievable, although there are policy designations which need to be considered. This site should be assessed further as a possible development site through the Local Plan.</p> <p>Outline application (reference number 13/00197/OUT) for 120 dwellings was refused at Committee in November 13. Planning Inquiry scheduled for January 2015.</p>

	<p>add to local congestion, this is, again, not seen as an overriding constraint. A further constraint is the insufficient capacity to accept additional flows at the Overton Wastewater Treatment Works. Southern Water is not aware of any environment constraint that would stop expansion on the current works, subject to consent from the EA, and this is not considered to be a significant constraint to development as it could be addressed by way of investigations and phasing. Open space provision could be accommodated by some on-site provisions and a contribution towards the newly provided neighbourhood park on Overton Hill. In conclusion, the site has landscape constraints which will limit the amount of development considered appropriate on the site, but subject to a suitable layout mitigating impacts on the neighbouring SSSI, Conservation Area and Listed Buildings, there are no overriding constraints.</p>	
<p>Policy SS3.6: South of Blosswood Lane/ Manor Farm, Whitchurch – approximately 150 homes</p> <p>SHLAA site reference: WHIT006</p>	<p>A number of concerns were raised through consultation, including the impact on the landscape (particularly the AONB) and biodiversity; noise pollution and proximity to the A34; the capacity of local infrastructure to accommodate the site including the local road network; and the risk of flooding. In terms of biodiversity, the site has been assessed as having a neutral impact and there are no designated sites present. There are, however, some plants on site which may be regarded as locally valuable and the site has good potential for reptiles which would need to be considered as part of any development. Some nationally scarce species are present adjacent to the northern boundary and these should be protected through site planning and encouraged through appropriate management. In terms of landscape impact, the site has a 'medium' capacity for development and one of the principle reasons for this is the fact that it is within the North Wessex Downs AONB, a national designation that affords areas within it a greater level of protection than other areas. However, the A34 road has effectively separated this part of the AONB and it no longer reads as part of the wider AONB. The site relates well to Whitchurch in terms of form, scale and character and could create a more integrated settlement. The site gained a positive assessment in terms of accessibility, being local to the town centre and within reasonable distance of the station.</p> <p>A number of constraints have been identified including the presence of listed buildings and other heritage assets close to the northern boundary of the site; the presence of a large earthwork in the centre of the site which may be of importance; mineral constraints; the presence of high grade agricultural land; the site lying within Source Protection Zone 2; soil permeability; and noise from the A34 which is likely to fall within NEC B. These constraints are, however, unlikely to prevent development, subject to further investigations/ appropriate design, layout and conditions. In terms of infrastructure, there is insufficient provision in GP facilities, secondary education, community facilities and waste facilities.</p> <p>However, contributions could be sought to refurbish or expand facilities/capacity as appropriate and therefore none of these elements are an overriding constraint on the site's deliverability. Primary school capacity is, however, considered to be a significant issue as there is insufficient capacity to serve additional development and the expansion of Whitchurch Primary school is unlikely to be feasible. This issue would need to be addressed through a review of provision in the area covering Whitchurch and Overton. A further constraint is the insufficient capacity to accept additional flows at the Whitchurch Wastewater Treatment Works. Southern Water is not aware of any environment constraint that would stop expansion on the current works, subject to consent from the EA, and this is</p>	<p>This site is available and may, in principle, be suitable and achievable. Subject to further development being considered suitable at Whitchurch, this site should be assessed further as a possible development site through the Local Plan.</p> <p>Outline planning application (reference number) BDB/77828 for 89 residential dwellings was approved (in April/ May 2014) subject to legal agreement. Application site forms 3.46 ha of the allocated site.</p>

	<p>not considered to be a significant constraint to development as it could be addressed by way of investigations and phasing. Whilst growth will add to local congestion, this is not seen as an overriding constraint. Due to the deficiency in the provision and distribution of open space in Whitchurch, such provision would need to be located on-site, or, if developed with neighbouring Site WHIT007, existing deficiencies could be addressed. Part of the site lies within Flood Zone 2 but it is predominantly Flood Zone 1; the site is at risk of flooding and this would have to be mitigated if the site is demonstrated to be a sequentially preferable site as part of the allocation process. In conclusion, there are no overriding constraints restricting development, and its development could create a more integrated settlement.</p>	
<p>Policy SS3.7: Redlands, adjacent to Basingstoke – approximately 150 homes</p> <p>SHLAA site reference: SOL002</p>	<p>A number of concerns with developing the site were raised through consultation, including impact on landscape and biodiversity; the isolated nature of the site; loss of rural character and impact on Sheffield on Loddon; increased traffic congestion; risk of flooding; and proximity to Chineham incinerator and the sewage treatment works. The majority of the site is of low biodiversity value and there are no designated sites within the site boundaries. Whilst there are some constraints relating to biodiversity, including two SINC's lying adjacent to the site and the presence of a number of mature trees, these could be mitigated through layout design. The landscape capacity study assessed the site as having a „medium/low“ capacity reflecting significant landscape constraints that need to be addressed including the site's prominent location, its relationship with the surrounding countryside and visual exposure from local locations. Development on some parts of the site are, however, deemed possible. The site is relatively remote and, if developed in isolation, would not relate well to Basingstoke, being separated from the Town by the A33. In terms of impact on heritage assets, the site assessment was negative due to the presence of a listed building to the west of the site, the loss of the rural setting of which could only be partly mitigated. Other environmental and physical constraints include soil permeability; limited archaeological potential; noise pollution from the A33; and the close proximity of the Chineham sewage works and incinerator. These constraints are unlikely, however, to prevent development, subject to further investigations/ appropriate design, layout and conditions. There are no significant flooding issues affecting the site. In terms of accessibility, a negative assessment was given reflecting its relatively remote location. If the site was developed in isolation there is little potential to link walking and cycling from this remote site on a busy A class road. A possible conflict with the existing junction to Taylor's Farm was also noted.</p> <p>In terms of infrastructure, there is insufficient current provision in GP facilities; primary and secondary education; community, sport and recreation facilities; libraries; and waste facilities. However, financial contributions would be sought to expand or provide new, often on-site facilities as appropriate, and therefore none of these elements are seen as an overriding constraint on the site's deliverability. In terms of primary school education, the site falls within the catchment area of Bramley Primary School which is unlikely to be able to be capable of expansion. However, if this site was to be developed in conjunction with neighbouring sites, catchment areas would need to be reviewed. Infrastructure improvements may be required to convey sewage effluent to the treatment works and further investigations are required into this issue. This matter is not a significant constraint to development as sewage and urban drainage can be provided to serve the location subject to investigations and phasing. More significantly, in terms of the capacity of the highway network, potentially major highway</p>	<p>Subject to further assessment as a possible development site through the Local Plan, the site may be in principle suitable and achievable.</p>

	<p>infrastructure improvements are likely to be needed on the A33 to maintain current traffic flows. Given the relatively small size of the site, such necessary infrastructure is unlikely to be achievable. In conclusion, the site has a number of significant constraints particularly relating to infrastructure and landscape which make the site unsuitable for development if considered in isolation.</p>	
<p>Policy SS3.8: Upper Cufaude Farm, Basingstoke – approximately 390 homes</p> <p>SHLAA site reference: BAS122</p>	<p>A number of concerns were raised through consultation, including impact on the natural environment including biodiversity; the loss of a strategic gap between Basingstoke and Bramley; the impact on the local road network and access issues; proximity of the site to Bramley Camp; flooding; and infrastructure capacity. In terms of potential environmental impacts, the assessment has highlighted comparatively few biodiversity constraints and a medium landscape capacity meaning that some areas of development could be possible providing due regard is given to the character of the landscape and features of biodiversity interest. More important in assessing the suitability of the site is its failure to relate well to Basingstoke Town, being inconsistent with the town's compact shape. Its development could also lead to an isolated development unless developed in combination with BAS107 to the south (Razors Farm). Whilst development of the site could result in coalescence between Basingstoke and Bramley, the presence of the MOD camp, in addition to appropriate design and layout, could address this issue. Its isolated location has also resulted in the site receiving a strongly negative assessment for accessibility issues. However, if developed with BAS107, a positive and neutral assessment has been awarded, reflecting the fact that the site will then link with a built up area. There would, however, be some deterioration on the wider network due to additional flows. The potential impact on listed buildings in the vicinity has also been highlighted as a negative impact although, again, this impact could be mitigated.</p> <p>Other environmental and physical constraints include archaeological concerns, soil permeability, localised flooding, potential for surface water flooding and the site's proximity to Bramley Camp and the railway line, both of which are considered to be un-neighbourly uses due to noise pollution. Further investigations in terms of appropriate design and layout would need to be undertaken to ascertain the impact of these issues. In terms of infrastructure, there is insufficient current provision in GP facilities, primary and secondary education, community facilities, libraries and waste facilities but financial contributions would be sought to refurbish or expand facilities/capacity as appropriate and therefore none of these elements are seen as an overriding constraint on deliverability. More importantly, the site is located in an area that will prove difficult to provide primary school places although this could be addressed if other sites came forward locally. Similarly sewerage infrastructure constraints have been identified as there is no existing capacity in the drainage network. This matter is not a significant constraint to development as sewage and urban drainage can be provided to serve the location subject to investigations and phasing. The site does, however, have the potential to address the deficiency in park provision in Chineham if developed in conjunction with BAS107. Overall the site has a number of significant constraints although a number of these are lessened when considered in combination with BAS107.</p>	<p>This site is likely to be available for development over the Plan period and may, in principle, be suitable and achievable. The site should be assessed further as a possible development site through the Local Plan, in association with Razors Farm (BAS107) to the south. It would not be appropriate to bring this site forward in isolation, and consideration would need to be given to a comprehensive scheme with BAS107.</p>
<p>Policy SS3.9: East of Basingstoke, Basingstoke –</p>	<p>Conclusion for the whole site:</p> <p>Consultation to date has indicated a significant level of objection to the development of this site. Main</p>	<p>Part of the site is available for development, and may, in principle, be suitable as an</p>

<p>approximately 450 homes</p> <p>SHLAA site reference: BAS121</p>	<p>issues include impact on landscape and biodiversity; impact on heritage assets including Park Pale; loss of rural character; loss of productive farmland; lack of infrastructure; increased traffic and congestion; risk of flooding and pollution of the River Loddon/water quality; and proximity to Chineham incinerator and the sewage treatment works. In terms of biodiversity the site gained a „neutral“ assessment, highlighting that it is anticipated that, subject to the adequate protection of Petty’s Brook, natural flood zones, and boundary features of ecological value, the impact on biodiversity could be satisfactorily mitigated, with potential for habitat enhancement. The Landscape Capacity Study assessed the site as having a „medium“ capacity for development. It has a close relationship to Basingstoke and a low intrinsic landscape sensitivity. However, development would need to avoid the higher slopes and respect the settings of Old Basing, Lychpit and Park Pale. Any development in the northern area would be limited by the character of the wider countryside, topography and vegetation. The site does not relate well to any existing settlements, lying east of the strong boundary formed by Pyotts Hill. The potential to mitigate this through appropriate layout and design was, however, noted. The potential impact on heritage assets, namely listed buildings and the Old Basing Conservation Area, in close proximity to the site’s western and southern boundaries was highlighted as a constraint which would restrict development in their vicinity. The presence of Park Pale, a medieval embankment running along the site’s western side, was also highlighted in the assessment although this was not considered to be an overriding constraint to development. Other environmental and physical constraints include soil permeability; noise pollution from the A33; and the close proximity of the Chineham sewage works and incinerator. These constraints are unlikely, however, to prevent development, subject to further investigations/ appropriate design, layout and conditions.</p> <p>Part of the site lies within Flood Zones 2 and 3 but it is predominantly Flood Zone 1; the site is at risk of flooding and this would have to be mitigated if the site is demonstrated to be a sequentially preferable site as part of the allocation process. In terms of accessibility to key facilities and services, the site had a „neutral“ assessment reflecting the fact that some services are within reach and the site is of a sufficient size to provide new on-site facilities. However, a negative assessment was made in respect of networks and therefore improved bus networks and walking and cycling links will be required to aid accessibility. In terms of infrastructure, given the scale of potential development there is insufficient current provision in GP facilities; primary and secondary education; community, sport and recreation facilities; libraries; and waste facilities. However, financial contributions would be sought to expand or provide new, often on-site facilities as appropriate, and therefore none of these elements are seen as an overriding constraint on the site’s deliverability. More significantly, in terms of the capacity of the highway network, potentially major highway infrastructure improvements are likely to be needed on the A33 to maintain current traffic levels. In conclusion, the site has a number of constraints relating to heritage assets, flooding, transport infrastructure, biodiversity and landscape which will affect the developable area of the site and also, potentially, the deliverability of the site if developed in isolation. There are also issues related to the availability of all of the site for development.</p>	<p>urban extension, subject to further testing through the Local Plan, and achievable, not being constrained by policy designations. The site should therefore be assessed further through the Local Plan.</p>
<p>Policy SS3.10: Manydown,</p>	<p>A number of concerns with developing the site were raised through consultation, including impact on the landscape and biodiversity of the area; the need to preserve open space, woodland and</p>	<p>This site is available for development within the plan period and may, in principle, be</p>

<p>Basingstoke – approximately 3,400 homes</p> <p>SHLAA site reference: BAS098</p>	<p>agricultural land; the need to protect Oakley village and maintain the gap between it and Basingstoke; infrastructure issues including the capacity of the sewage system and water supply; accessibility of the site to facilities and services and the resulting impact on the highway network; and the deliverability of the site given technical constraints. The whole Manydown site was assessed through the site assessment process and a number of significant environment constraints were identified, partly reflecting the scale of the site involved. The main constraints in terms of biodiversity are the ancient woodland SINC and the areas of importance for rare arable flora. However, there are also significant opportunities for improving both habitat linkages and the management of areas of importance for the rare flora. The capacity of the landscape is categorised as 'low', although development could be accommodated within limited areas without having an impact on the wider area. Given the size of the site, development at Manydown could lead to coalescence and does not relate well to Basingstoke in terms of form, scale and character. This issue could potentially be overcome if only part of the site was developed (ensuring that isolated pockets of development did not result).</p> <p>Constraints have been identified in terms of the impact on heritage assets, with several Scheduled Ancient Monuments and nationally significant sites being located within the site, and several designated and undesignated sites lying outside its borders. It may be possible to mitigate impact and this would need to be given further consideration through the master planning of the site. As a whole, the site's accessibility to existing facilities and services is relatively poor although there is potential to improve this through the provision of new infrastructure on site. Other identified environmental and physical constraints to developing the site include the loss of good quality agricultural land, localised flooding (although the site is identified as being of low risk sequentially), its location within Source Protection Zone 2, surface water management and the fact that small parts of the site are exposed to rail and road noise. These constraints are unlikely, however, to prevent development, subject to further investigations/ appropriate design and layout/mitigation measures. In terms of infrastructure, there is sufficient capacity between existing GP facilities. A combination of on site and off site provision would be sought for sport &amp; recreation and community facilities. New primary school infrastructure would need to be provided and, until further details are available, a site for a new secondary school should be reserved. There is insufficient capacity at present in terms of libraries and waste facilities to serve the site but financial contributions would be sought to upgrade existing facilities. However, given the size of the site on-site provision should be achievable. Therefore none of these elements are seen as an overriding constraint on the site's deliverability. Major sewage infrastructure would also be needed, potentially affecting the phasing of any future development, although this is not deemed to be a significant constraint. The development of the site would also significantly impact on the existing highway network and would need to deliver major highway and accessibility infrastructure. Benefits of development in this location include opportunities to address open space and play deficiencies in Winklebury and the delivery of other facilities and infrastructure, including those relating to the highway network, which could benefit existing residents.</p>	<p>suitable as an urban extension, subject to further testing through the Local Plan. The site should therefore be assessed further through the Local Plan process, and consideration given to smaller parcels of land within the wider site.</p>
<p>Policy SS3.11: Basingstoke Golf Course, Basingstoke –</p>	<p>Past consultation events raised concerns regarding loss of amenity and open space, sustainability and transport disadvantages, insufficient infrastructure capacity, impact on the landscape and AONB, impacts on local residents of Dummer and North Waltham and impact on the road network. The site</p>	<p>This site is likely to be available for development over the Plan period and may, in principle, be suitable and achievable. The</p>

<p>approximately 1,000 homes</p> <p>SHLAA site reference: BAS132</p>	<p>is relatively unconstrained in terms of biodiversity but the indirect pressure on the adjacent SINC would need to be addressed through mitigation. The site has a medium rating in the Landscape Capacity Study and whilst there are some landscape constraints, a well designed layout and appropriate quantum of development could address these and protect and enhance landscape character. There is the presence of high quality agricultural land. The site is affected by traffic noise (A30) and a detailed noise assessment would be required to ensure acceptable noise standards could be met. Whilst this has resulted in a negative assessment, it is not deemed to be a significant constraint to development.</p> <p>In terms of infrastructure, financial contributions would be required towards community facilities, sports provision, libraries and waste. The majority of open space would need to be provided on site if this site came forward and there would be an opportunity to help address the poor distribution of larger open spaces across the whole of Beggarwood. There are insufficient primary and secondary education facilities currently and due to the lack of capacity at local primary schools a new school would need to be provided, to be funded by developer contributions. An extension to Brighton Hill secondary school would also be required. Major infrastructure is required to convey sewage effluent to the treatment works and further investigations are required into this issue. However, this matter is not a significant constraint to development as sewage and urban drainage can be provided to serve the location subject to investigations and phasing. In terms of highway infrastructure, capacity exists within the wider network to the M3 and to town although the site may need to deliver wider improvements e.g. Brighton Hill Roundabout. Part of the site lies within Flood Zone 3 but it is predominantly Flood Zone 1; the site is at risk of flooding and this would have to be mitigated if the site is demonstrated to be a sequentially preferable site as part of the allocation process. The site is on an urban edge location where links to walking and cycle route and additional bus services would be required (there is currently no service) although this is not deemed to be a significant constraint to development. The site is not currently available as it is owned and used by Basingstoke Golf Club and the final decision to sell the site has not yet been taken. Overall, the most significant constraint is the availability of the site.</p>	<p>site should be assessed further as a possible development site through the Local Plan.</p>
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**Appendix 6 - Conclusions of the Sustainability Appraisal (inc. Strategic Environmental Assessment) of each allocated housing site and the Sustainability Appraisal (inc. Strategic Environmental Assessment) of each housing site allocation policy.**

Table A2: Conclusions of the Sustainability Appraisal (inc. Strategic Environmental Assessment) of each allocated housing site and the Sustainability Appraisal (inc. Strategic Environmental Assessment) of each housing site allocation policy

Policy	Sustainability appraisal (inc. Strategic Environmental Assessment) for each allocated housing site: conclusion	Sustainability appraisal (inc. Strategic Environmental Assessment) for each housing site allocation policy: conclusion
Policy SS3 – Greenfield site allocations	N/A	The policy is generally positive in terms of social SA objectives. Although the policy refers to greenfield sites it ensures that the necessary infrastructure is provided to meet the needs of the developments. This has positive implications in terms of the social SA objectives as it ensures for social infrastructure e.g. education and community facilities. The policy is generally neutral in terms of the environmental objectives.
<p>Policy SS3.1: Swing Swang, Basingstoke – approximately 100 homes</p> <p>SHLAA site reference: BAS024</p>	<p>The development of this site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough’s housing need. Developing the site is likely to have a positive effect on the social and environmental objectives of the SA in terms of providing a range of sizes and types of housing; encouraging social cohesion and reducing deprivation; and providing a more defined and defensible edge to Basingstoke. The site would therefore contribute towards SA objectives to provide all residents with the opportunity to live in a sustainable, decent, affordable home; reduce deprivation and inequalities in quality of life; protect and enhance the distinctiveness and quality of the local landscape; and to create and sustain vibrant settlements and communities. In addition, the site is in relatively close proximity to employment areas and would have an overall neutral impact on the economic objectives. Some negative effects were identified including the risk of future surface water flooding; risk of groundwater flooding; the presence of un-neighbourly uses; and the impact on footpaths through Basing Fen. However, these were not considered to be overriding adverse impacts as they could be avoided through the siting and design of the development. The appraisal also highlighted a number of uncertainties due to the limited masterplanning of the site, particularly with respect to infrastructure provision.</p> <p>Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes ensuring that the design, siting and layout of the development avoids constrained or inappropriate areas for development including areas identified as at risk of flooding, parts of the site affected by noise from the railway and nearby industrial uses and areas identified for biodiversity value including an area of developing chalk grassland which should be safeguarded; ensuring that the development respects the setting of the adjoining Old Basing Conservation Area; and ensuring adequate infrastructure is provided including affordable housing and green infrastructure to</p>	<p>These policies are broadly compatible with the social SA objectives, enabling housing provision. The policy impacts on the environmental SA objectives are generally negligible as the policies address mitigation measures to alleviate any adverse impact on the environment. The housing provided by these sites will help to support the local economy and therefore are generally positive or negligible on the economic SA objectives.</p>

	avoid additional recreational pressure on Basing Fen SINC. Off-site contributions towards the improvement of transport linkages and networks, including measures to manage traffic measures in Old Basing, should be secured.	
<p>Policy SS3.2: Kennel Farm, Basingstoke – approximately 310 homes</p> <p>SHLAA site reference: BAS114</p>	<p>The development of this site would have the negative effect of resulting in the loss of green field land but in the absence of a sufficient supply of brown field sites it is acknowledged that green field land will be required to meet the borough's housing need. Developing the site for housing would have some potentially significant impacts relating to the environment and the creation of sustainable settlements, as there are landscape constraints given that the site is visually separate from the southern edge of Basingstoke Town and much of the site is strongly influenced by the wider countryside potentially resulting in an isolated settlement. Further negative impacts have been raised in terms of the environmental and social objectives of the sustainability appraisal which aim to reduce and minimise emissions of greenhouse gases, manage the impact of climate change and maintain and improve water resources. However, there are opportunities to site and design any development to avoid adverse impacts subject to further investigation in respect of some matters such as sewerage infrastructure. Development of the site would largely have a neutral impact on economic objectives – it does not entail the loss of any employment land, but is within sufficient distance of employment sites to enable commuting and support economic growth in principle. There is no indication that the site would provide new commercial development opportunities, and the site does not have high broadband speeds at present to support working from home. In terms of the accessibility objective, the site does score negatively as there are no public services in close proximity to the site and most key services are located some distance away; so extensions to bus routes, pedestrian and cycle paths would be needed. The site's main positive contribution is the opportunity to provide a range of dwellings to meet local needs given its overall size.</p> <p>Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes ensuring that the siting and design of the development avoids constrained or inappropriate areas for development including how development interfaces with the surrounding countryside, noise sensitive locations and areas at risk of future surface water flooding. Adequate infrastructure is required to be provided including general improvements assisting sustainable modes of transport, major sewerage infrastructure provision, provision of a new primary school on site, provision of affordable housing and appropriate green infrastructure and open space/recreational provision. Development must also be of a sustainable design and construction and manage surface water as part of an overall strategy to ensure infiltration is maximised.</p>	<p>These policies are broadly compatible with the social SA objectives, enabling housing provision. The policy impacts on the environmental SA objectives are generally negligible as the policies address mitigation measures to alleviate any adverse impact on the environment. The housing provided by these sites will help to support the local economy and therefore are generally positive or negligible on the economic SA objectives.</p>
<p>Policy SS3.3: Razor's Farm, Basingstoke – approximately 420 homes</p> <p>SHLAA site reference: BAS107</p>	<p>The development of the site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. Developing the site for housing is unlikely to lead to any overriding negative effects although some negative impacts were identified, particularly relating to the environmental and social objectives. Due to the sensitivities of the landscape, potential indirect impacts on habitats and species and potential impacts on heritage assets there is potential for development to have a negative impact in terms of the SA objectives to protect and enhance the distinctiveness and quality of the local landscape; protect and enhance local biodiversity, flora and fauna; and protect and enhance distinctive and high quality features of the local built environment. These potential issues only affect parts of the site however and could be overcome through layout, design and mitigation.</p>	<p>These policies are broadly compatible with the social SA objectives, enabling housing provision. The policy impacts on the environmental SA objectives are generally negligible as the policies address mitigation measures to alleviate any adverse impact on the environment. The housing provided by these sites will help to support the local economy and therefore are generally positive or negligible on the economic SA</p>

	<p>Development of the site would largely have a neutral impact on the economic objectives. It does not entail the loss of any employment land, and is accessible to a number of employment areas. There is no indication that the site would provide new commercial development opportunities and the site does not have high broadband speeds at present to support working from home. The SA identified some uncertainty regarding infrastructure and service provision, and its effect in respect of social objectives such as improving educational attainment. The site's main positive contribution is the opportunity to provide a range of dwellings to meet local needs given its overall size.</p> <p>Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development could be achieved. This would include ensuring that development has regard to the characteristics and sensitivities of the landscape including the historic field patterns, roman road and existing vegetation structure; protecting the setting of the listed buildings; avoiding areas affected by noise pollution; enabling adequate integration with surrounding areas including improved transport linkages and networks; avoid areas of localised flooding, investigate groundwater, ensure opportunities for habitat enhancement are realised; and ensuring adequate infrastructure is provided including on-site community and primary education provision, sewerage infrastructure, affordable housing and appropriate green infrastructure to address local open space issues. An appropriate drainage strategy would need to be implemented and development must be of a sustainable design and construction.</p>	<p>objectives.</p>
<p>Policy SS3.4: North of Popley Fields, Basingstoke – approximately 450 homes</p> <p>SHLAA site reference: BAS104</p>	<p>The development of the site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. Developing the site for housing is unlikely to lead to any overriding negative effects although some impacts were identified, particularly relating to the environmental and social objectives as a result of the potential for coalescence between Sherborne St John and Basingstoke and the need to consider carefully the impact on community cohesion given the amount of recent development in Popley. Due to the potential impacts on habitats and species, potential for archaeological interest and landscape sensitivities there is potential for development to have a negative impact in terms of the SA objectives to protect and enhance the distinctiveness and quality of the local landscape; avoid the risk of flooding and the detriment to the community, protect and enhance local biodiversity, flora and fauna; and protect and enhance distinctive and high quality features of the local built environment. These potential issues only affect parts of the site or could be addressed through layout, design, investigation and mitigation.</p> <p>Development of the site would largely have a neutral impact on the economic objectives and it does not entail the loss of any employment land and the site in is close proximity of employment areas such that it would integrate with employment needs. There is no indication that the site would provide new commercial development opportunities and the site does not have high broadband speeds at present to support working from home. The SA identified some uncertainty regarding infrastructure and service provision, its effect in respect of social objectives such as improving educational attainment and the protection of the distinctiveness of the local landscape, soils and geological interest given landscape sensitivity and the presence of a clay resource. The site's main positive contribution is the opportunity to provide a range of dwellings to meet local needs given its overall size.</p>	<p>These policies are broadly compatible with the social SA objectives, enabling housing provision. The policy impacts on the environmental SA objectives are generally negligible as the policies address mitigation measures to alleviate any adverse impact on the environment. The housing provided by these sites will help to support the local economy and therefore are generally positive or negligible on the economic SA objectives.</p>

	<p>Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development could be achieved. This would include ensuring that development has regard to the landscape sensitivity, ensuring opportunities for habitat enhancement are realised, investigation of clay resources, avoiding areas at risk of flooding, an investigation into groundwater and incorporation of appropriate mitigation measures; and ensuring adequate infrastructure is provided including on-site community and primary education provision, sewerage infrastructure, affordable housing and appropriate green infrastructure to address local open space issues. An appropriate drainage and surface water strategy would need to be implemented and development must be of a sustainable design and construction.</p>	
<p>Policy SS3.5: Overton Hill, Overton – approximately 120 homes  SHLAA site reference: OV002</p>	<p>The development of this site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. Developing the site for housing is unlikely to lead to any overriding negative effects although some negative effects were identified, particularly relating to the environmental SA objective which seek to protect and enhance the distinctive and high quality features of the local built environment. This is due to part of the site lying within and adjoining the Overton Conservation Area, and the listed buildings which lie within close proximity of the site. The River Test SSSI and its associated habitat lie to the north, and therefore there may be a potential impact in terms of protecting and enhancing local biodiversity. However, there are opportunities to site and design development to address some of the potential adverse impacts. The site's main positive contribution is the opportunity to provide a range of size and types of new housing in a location accessible to local services and facilities, and Overton railway station to enable commuting to employment in Basingstoke and Andover. However, it was identified that moderate car journeys are likely to result. The SA identified some uncertainty regarding infrastructure and service provision, and its effect in respect of social objectives such as improving educational attainment.</p> <p>Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This would include ensuring that the siting and design of the development avoids constrained or inappropriate areas for development including areas of biodiversity interest (such as the area of uncultivated land which is important in buffering the River Test SSSI); areas of landscape sensitivity (in order to help retain the landscape and visual amenity of the area); and heritage assets (in order to preserve the character and appearance of the Conservation Area and setting of the listed buildings) ; and ensuring adequate infrastructure is provided on site including affordable housing and open space and play provision which will meet the needs of the additional residents. Off site contributions should be sought towards local education provision and community facilities. Developing the site should also be subject to a groundwater protection policy and a surface water and drainage strategy. Furthermore, it is a requirement for the development of the site to be the subject to a new discharge consent by the EA to ensure the additional sewage effluent is treated to the required standard. Development must be of a sustainable design and construction.</p>	<p>These policies are broadly compatible with the social SA objectives, enabling housing provision. The policy impacts on the environmental SA objectives are generally negligible as the policies address mitigation measures to alleviate any adverse impact on the environment. The housing provided by these sites will help to support the local economy and therefore are generally positive or negligible on the economic SA objectives.</p>
<p>Policy SS3.6: South of Bloswood Lane/</p>	<p>The development of the site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. Developing the site for housing is unlikely to lead to any</p>	<p>These policies are broadly compatible with the social SA objectives, enabling housing provision. The policy impacts on the</p>

<p>Manor Farm, Whitchurch – approximately 150 homes</p> <p>SHLAA site reference: WHIT006</p>	<p>overriding negative effects although some negative impacts were identified, in relation to the environmental objectives which seek to protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests; avoid the risk of flooding; protect and enhance distinctive and high quality features of the local built environment; promote and improve access to open space and countryside; and to improve health and well-being in communities. This is due to the identified negative impacts on very good quality agricultural land; the risk of flooding within the eastern corner of the site; the medium potential for archaeological interest due to the presence of an earthwork; the impact on public rights of way and the exposure to noise from traffic on the A34. However, there are opportunities to mitigate any adverse impacts through the design and layout of the scheme and further investigative work. The main positive effects of developing this site include providing a range of sizes and types of housing to meet needs; and improving sustainable accessibility to services and facilities. The appraisal highlighted a number of uncertainties particularly with respect to infrastructure including the need to increase capacity in education provision to accommodate the additional children generated by the development.</p> <p>Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes ensuring that the siting and design of the development avoids constrained or inappropriate areas for development and areas of landscape sensitivity including the higher ground, to ensure the site relates well to the settlement; areas identified in the fluvial floodplain; parts of the site which are affected by traffic noise; and ensuring that development safeguards the improved grassland which may be valuable as naturalistic green space; and respects the setting of the archaeological and historic environment; and adequate infrastructure is provided on-site including affordable housing and open space; and off-site contributions are sought towards the improvement of transport infrastructure and education provision. Development should also be of an appropriate sustainable design and construction. Developing the site will also be subject to groundwater protection policy and subject to a surface water and drainage strategy. Furthermore, it is a requirement for the development of the site to be the subject to a new discharge consent by the EA to ensure the additional sewage effluent is treated to the required standard.</p>	<p>environmental SA objectives are generally negligible as the policies address mitigation measures to alleviate any adverse impact on the environment. The housing provided by these sites will help to support the local economy and therefore are generally positive or negligible on the economic SA objectives.</p>
<p>Policy SS3.7: Redlands, adjacent to Basingstoke – approximately 150 homes</p> <p>SHLAA site reference: SOL002</p>	<p>The development of this site would have the negative effect of resulting in the loss of green field land but in the absence of a sufficient supply of brown field sites it is acknowledged that green field land will be required to meet the borough's housing need. Developing the site for housing would have some potentially significant impacts relating to the environment as the site is in a prominent location with a distinct parkland character which relates to the surrounding countryside to the north, east and south. Furthermore the site does extend beyond the existing eastern boundary of Basingstoke town and would not create a more integrated settlement. Further significant negative impacts have been raised in terms of the objective relating to improving accessibility to services and facilities as car journeys would be prevalent and traffic volumes will require highway infrastructure improvements to maintain congestion levels. There is however the potential to mitigate accessibility issues if the site were to be linked to BAS121 as a combined site. The site is too small to generate self contained services. Development of the site would largely have a neutral impact on economic objectives – it does not entail the loss of any employment land, but is within sufficient distance of employment sites to enable commuting and support economic growth in principle. There is no indication that the site would provide new commercial development opportunities, and the site does not have high broadband speeds at present to support</p>	<p>These policies are broadly compatible with the social SA objectives, including enabling housing provision. The policy impacts on the environmental SA objectives are generally negligible as the policies address mitigation measures to alleviate any adverse impact on the environment. The housing provided by these sites will help to support the local economy and therefore are generally positive or negligible on the economic SA objectives.</p>

	<p>working from home.</p> <p>Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Core Strategy (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes ensuring that the site is developed in combination with BAS121 as the site is too small to generate self contained services. A detailed policy would also require that the siting and design of the development responds to landscape constraints, avoids noise sensitive locations, respects the nearby Grade II Listed Sherfield Hall, protects mature parkland trees and provides appropriate biodiversity and archaeological mitigation (as required following further investigation). Adequate infrastructure is required to be provided including highway improvements, investigations into sewerage infrastructure, contributions and/or a review of education catchment areas, provision of affordable housing and appropriate green infrastructure and open space/recreational provision. Development must also be of a sustainable design and construction and manage surface water as part of an overall strategy.</p>	
<p>Policy SS3.8: Upper Cufaude Farm, Basingstoke – approximately 390 homes</p> <p>SHLAA site reference: BAS122</p>	<p>The development of the site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough’s housing need. A limited number of significant potential negative impacts were identified, principally relating to the site’s relative isolation from other settlements and transport networks. As such, it is unlikely to contribute to the SA objectives of improving sustainable accessibility to all services and facilities; improving choice and access to sustainable transport options; reducing emissions of greenhouse gases and creating and sustaining vibrant settlements and communities. The isolation issue may be addressed to some degree if developed in conjunction with Razors Farm (BAS107) to the south, although the site’s relatively poor relationship to Basingstoke in terms of scale and form will remain. Additional potential issues include the impact on both the landscape character of the area and heritage assets, resulting in a potentially negative impact in terms of the SA objectives aiming to protect and enhance the distinctiveness and quality of the local landscape; and protecting and enhancing distinctive and high quality features of the local built environment. These potential issues only affect parts of the site however and could be overcome through layout, design and mitigation. Development of the site would largely have a neutral impact on the economic objectives. It does not entail the loss of any employment land, and is accessible to a number of employment areas. There is no indication that the site would provide new commercial development opportunities and the site does not have high broadband speeds at present to support working from home. The SA did identify some uncertainty regarding infrastructure and service provision, and its effect in respect of social objectives such as improving educational attainment. The site’s main positive contribution is the opportunity to provide a range of dwellings to meet local needs given its overall size.</p> <p>Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development could be achieved. This would include ensuring that development respects the existing landscape structure of the site and the setting that the site provides for the north of Basingstoke; protecting the setting of the listed buildings; enabling adequate integration with areas to the south including improved transport linkages and networks; avoiding areas affected by noise pollution, at risk of flooding and with archaeological value; and ensuring adequate infrastructure is provided including on site</p>	<p>These policies are broadly compatible with the social SA objectives, enabling housing provision. The policy impacts on the environmental SA objectives are generally negligible as the policies address mitigation measures to alleviate any adverse impact on the environment. The housing provided by these sites will help to support the local economy and therefore are generally positive or negligible on the economic SA objectives.</p>

	community and primary education provision, sewerage infrastructure, affordable housing and appropriate green infrastructure to address local open space issues. An appropriate drainage strategy would need to be implemented and development must be of a sustainable design and construction.	
Policy SS3.9: East of Basingstoke, Basingstoke – approximately 450 homes  SHLAA site reference: BAS121	<p>The development of this site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. Developing the site for housing is unlikely to lead to any overriding negative effects although some negative impacts were identified, particularly relating to the environmental and social objectives of the sustainability appraisal which aim to reduce and minimise emissions of greenhouse gases and manage the impact of climate change; protect and enhance local biodiversity, flora and fauna; reduce the risk of flooding; and protect and enhance the distinctiveness and high quality features of the local built environment. However, there are opportunities to site and design any development to avoid adverse impacts given its size. The site's main positive contribution is the opportunity to provide a range of dwellings to meet local needs given its size. The site is also in relatively close proximity to employment areas and has some services within reach whilst others could be provided on site. The appraisal also highlighted a number of uncertainties due to the limited masterplanning of the site, particularly with respect to infrastructure provision.</p> <p>Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes ensuring that the siting and design of the development avoids constrained or inappropriate areas for development including floodplains, areas of landscape sensitivity and biodiversity interest, and areas affected by unneighbourly uses such as odour pollution; heritage assets such as Park Pale are respected; opportunities for habitat enhancement and improvements to the natural environment are realised; and adequate infrastructure is provided including on site community and education provision, improved transport linkages and networks, provision of affordable housing, sewerage infrastructure provision, and appropriate green infrastructure. Development must also be of a sustainable design and construction and manage surface water as part of an overall strategy.</p>	These policies are broadly compatible with the social SA objectives, enabling housing provision. The policy impacts on the environmental SA objectives are generally negligible as the policies address mitigation measures to alleviate any adverse impact on the environment. The housing provided by these sites will help to support the local economy and therefore are generally positive or negligible on the economic SA objectives.
Policy SS3.10: Manydown, Basingstoke – approximately 3,400 homes  SHLAA site reference: BAS098	<p>The development of this site would have the negative effect of resulting in the loss of green field land but in the absence of a sufficient supply of brown field sites it is acknowledged that green field land will be required to meet the borough's housing need. Developing the site for housing would have some potentially significant impacts relating to the environment and the creation of sustainable settlements, given the landscape impacts which would only allow development to be accommodated within limited areas to avoid development having an adverse impact on the wider character of the area. Development could potentially lead to the coalescence between Basingstoke and Oakley given the land straddles the area between these settlements although this could be avoided through limiting the extent of the developable area and through an appropriate layout. Further negative impacts have been raised in terms of the environmental and social objectives of the sustainability appraisal which aim to protect and enhance local biodiversity, flora and fauna; manage the impact of climate change; protection of high quality features of the local built environment; avoid the risk of flooding and the resulting detriment to the community and maintain and improve water resources. However, there are opportunities to site and design any development to avoid adverse impacts subject to further investigations and mitigation.</p> <p>Development of the site would largely have a neutral impact on economic objectives – it does not entail</p>	These policies are broadly compatible with the social SA objectives, enabling housing provision. The policy impacts on the environmental SA objectives are generally negligible as the policies address mitigation measures to alleviate any adverse impact on the environment. The housing provided by these sites will help to support the local economy and therefore are generally positive or negligible on the economic SA objectives.

	<p>the loss of any employment land, but is within sufficient distance of employment sites to enable commuting and support economic growth in principle. There is no indication that the site would provide new commercial development opportunities albeit this may be required given the size of the site. Also the site does not have high broadband speeds at present to support working from home. In terms of the accessibility objective, the site scores negatively as the site will require major works and service provision and the Transport Model indicates the site will impact significantly on the existing network. It is acknowledged that some site services will encourage self containment and bring benefits for accessibility but not all services will be local and as a result there are likely to be significant trips across the network.</p> <p>Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes for example - ensuring that the siting and design of the development avoids inappropriate areas for development, noise sensitive locations, and areas at risk of future surface water flooding and areas of localised flooding. Adequate infrastructure is required to be provided including general improvements assisting sustainable modes of transport, major sewerage infrastructure provision, provision of a new primary school provision on site, provision of affordable housing and appropriate green infrastructure and open space/recreational provision. Development must also be of a sustainable design and construction and manage surface water/drainage as part of an overall strategy.</p>	
<p>Policy SS3.11: Basingstoke Golf Course, Basingstoke – approximately 1,000 homes</p> <p>SHLAA site reference: BAS132</p>	<p>The development of this site would have the negative effect of resulting in the loss of green field land but in the absence of a sufficient supply of brown field sites it is acknowledged that green field land will be required to meet the borough’s housing need. Developing the site for housing would have some potential impacts relating to the environment given that the more prominent/higher parts of the site to the north and the south/south west provide an interface with the countryside and vegetation structure, which would need to be considered as part of any layout. However, there are opportunities to site and design any development to avoid adverse impacts and development could be integrated and connected to the existing urban area. There is a neutral impact as to whether the site would create and sustain vibrant communities as the site would result in the loss of open space that is currently used as a Golf Course, which under current and future policies would need to be replaced in an alternative location. Development of the site would largely have a neutral impact on economic objectives – it does not entail the loss of any employment land, but is within sufficient distance of employment sites to enable commuting and support economic growth in principle. There is no indication that the site would provide new commercial development opportunities, and the site does not have high broadband speeds at present to support working from home. The site’s main positive contribution is the opportunity to provide a range of dwellings to meet local needs given its overall size.</p> <p>Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes ensuring that the siting and design of the development avoids constrained or inappropriate areas for development including areas of landscape sensitivity particularly to the south/southwest and the north, noise sensitive locations, areas at risk of flooding and future surface water flooding and areas of biodiversity interest. Adequate infrastructure is required to be provided including improvements to the sustainable modes of transport, sewerage infrastructure provision,</p>	<p>The policy is generally positive in terms of social SA objectives. Although the policy refers to greenfield sites it ensures that the necessary infrastructure is provided to meet the needs of the developments. This has positive implications in terms of the social SA objectives as it ensures for social infrastructure e.g. education and community facilities. The policy is generally neutral in terms of the environmental objectives.</p>

	provision of a new primary school on-site, address secondary education impacts, provision of affordable housing, appropriate green infrastructure and open space/recreational provision. Development should also integrate, as much as possible, with the existing development at Beggarwood, and must be of a sustainable design and construction. Surface water should be managed as part of an overall strategy.	
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