



*Basingstoke
and Deane*



Basingstoke and Deane Pre-Submission Local Plan 2011 to 2029

Draft for public consultation - August 2013



BASINGSTOKE AND DEANE PRE-SUBMISSION LOCAL PLAN

2011 - 2029

DRAFT FOR PUBLIC CONSULTATION – AUGUST 2013

Planning the future of our borough

FOREWORD by Cabinet Member for Planning – Cllr Mark Ruffell

Thank you for participating in this essential consultation. The council has worked hard in drawing up its Local Plan - a set of policies and plans that will guide future planning and development decisions. Once formally adopted, this plan will be one of the key factors in whether planning applications are approved.

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

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

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

The consultation is a formal process so that the resulting Local Plan will be a legal document that will have significant weight when determining planning applications. Comments on it must relate to whether it is 'legally compliant' and 'sound'. This means that respondents must indicate whether the strategy is based on a robust and credible evidence base, can be delivered and is consistent with national policy. Respondents should also consider whether the council has co-operated with its neighbours in addressing joint issues when preparing the plan.

People, groups or organisations responding must also indicate what changes they would see as necessary, in their view, to make the Local Plan legally compliant or sound if they think that it is not. I am confident that this Local Plan represents a plan for our future that will help us to deliver the agreed shared vision for the borough, meet the needs of our residents and plan for future prosperity.

I hope that residents, community groups, and all those with an interest in a successful future for the borough will take this opportunity to help us to strengthen this important document by giving us their comments. I look forward to hearing where it can be improved before it is submitted for independent examination.

Basingstoke and Deane

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Addendum sheet

Addendum change reference number	Chapter, page number, paragraph/ policy	Current text	Change and reason
1	Chapter 4 (Delivery of the Strategy), page 46, paragraph 4.44	“...and allow for an appropriate contingency of approximately 180 dwellings to allow for any delays in respect of sites not being available to come forward at the time envisaged.”	“...and allow for an appropriate contingency of approximately ~~180~~ 350 dwellings to allow for any delays in respect of sites not being available to come forward at the time envisaged.” Reason: Typographical error.
2	Chapter 5 (Community Needs), page 63, policy CN4 (Gypsies, Travellers and Travelling Show People)	2 nd paragraph: “...as set out in policies SS9, SS10 and SS11.” 3 rd paragraph: “...set out in policies SS9, SS10 and SS11, they will only be permitted where:...”	2 nd paragraph: “...as set out in policies SS 3 .9, SS 3 .10 and SS 3 .11.” 3 rd paragraph: “...set out in policies SS 3 .9, SS 3 .10 and SS 3 .11, they will only be permitted where:...” Reason: Typographical error.

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Introduction

What is this about?

- 1.1 This is a consultation on the 'pre-submission' draft version of the new Local Plan for Basingstoke and Deane borough.
- 1.2 'Pre-submission' means that this is the version of the Local Plan that the council would like to submit to the Secretary of State for examination. The purpose of the consultation is to obtain views on the 'soundness' of the plan.
- 1.3 Throughout the process of preparing the draft Local Plan, a significant level of public consultation has been undertaken. This includes seeking views on early policy documents, such as the Issues and Options and Key Themes documents, and also on specific pieces of evidence base including the council's Strategic Housing Land Availability Assessment (SHLAA). This process has ensured that the community, partners and stakeholders have had the opportunity to influence key aspects of the draft Local Plan. This has been guided by the adopted Statement of Community Involvement (SCI) and a summary of the steps undertaken is in the Statement of Consultation which is published alongside the draft Local Plan.
- 1.4 The purpose of this stage of consultation is to provide an opportunity for you to comment on the matters that will be considered by an Inspector who conducts the examination, i.e. whether the plan:
 - a) has been prepared in accordance with the duty to cooperate, legal and procedural requirements, and
 - b) is 'sound'. Soundness means:
 - Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is practical to do so consistently with the presumption in favour of sustainable development;
 - Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
 - Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
 - Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.
- (Source: paragraph 182 National Planning Policy Framework, DCLG 2012).
- 1.5 In preparing the Local Plan, the council believes it has complied with all the necessary legal requirements. In terms of the duty to cooperate, the council has worked with neighbouring authorities as necessary on detailed matters and has

produced a statement of compliance. The statement provides evidence of how the council has co-operated with neighbouring authorities and 'bodies' on potential cross-boundary issues. The council also believes that the Local Plan meets the tests of soundness set out in paragraph 1.4.

1.6 The council's corporate priorities are of particular importance and provide a basis for the Local Plan. The eight Corporate Priorities are to:

- improve economic viability
- increase skills and employment
- get connected
- plan policies that safeguard local distinctiveness
- create neighbourhoods where people feel safe and want to live
- protect our environment
- maintain a reputation for quality arts and leisure
- support active, healthy and involved communities.

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

1.7 These have been used as the basis for the vision, objectives and policies included in this Local Plan.

1.8 The Local Plan has also been prepared to sit within a framework of other local documents. This includes the Sustainable Community Strategy and the Economic Strategy, in addition to other strategies which cover specific issues such as the Local Transport Plan and River Basin Management Plans. This ensures that the draft Local Plan reflects and helps to deliver key priorities for the area.

1.9 When the new plan is adopted it will replace the Basingstoke and Deane Local Plan (1996-2011). The new plan makes provision for future needs in the borough up to 2029. There will be additional documents to the Local Plan which together will form part of the development plan for Basingstoke and Deane. Planning decisions must be taken in accordance with the development plan, unless material considerations indicate otherwise.

How is this linked to Neighbourhood Planning?

1.10 This Local Plan is being prepared to provide a strategic evidence base for Neighbourhood Development Plans and Neighbourhood Development Orders, including Community Right to Build Orders. All of the policies set out in the Local Plan are considered to be strategic in nature and therefore Neighbourhood Plans and Orders will need to conform with these policies unless there are specific local circumstances, accepted by the Local Planning Authority, which warrant a specific local approach to be taken. Neighbourhood Development Plans and Orders will have the opportunity to take forward some of the issues highlighted within the Local Plan in more detail.

What should I look at?

1.11 This document includes:

- Information about the borough and the main issues this plan is to address.
- A vision, objectives and an overall strategy for the borough.
- Detailed site allocations and policies to guide and manage development, deliver infrastructure and create sustainable communities. These also set out how the plan will be implemented and monitored.
- A Policies Map which sets out the council's ideas for future development in the borough on an Ordnance Survey map base, so you can see exactly where development is proposed, and what areas are protected from development.

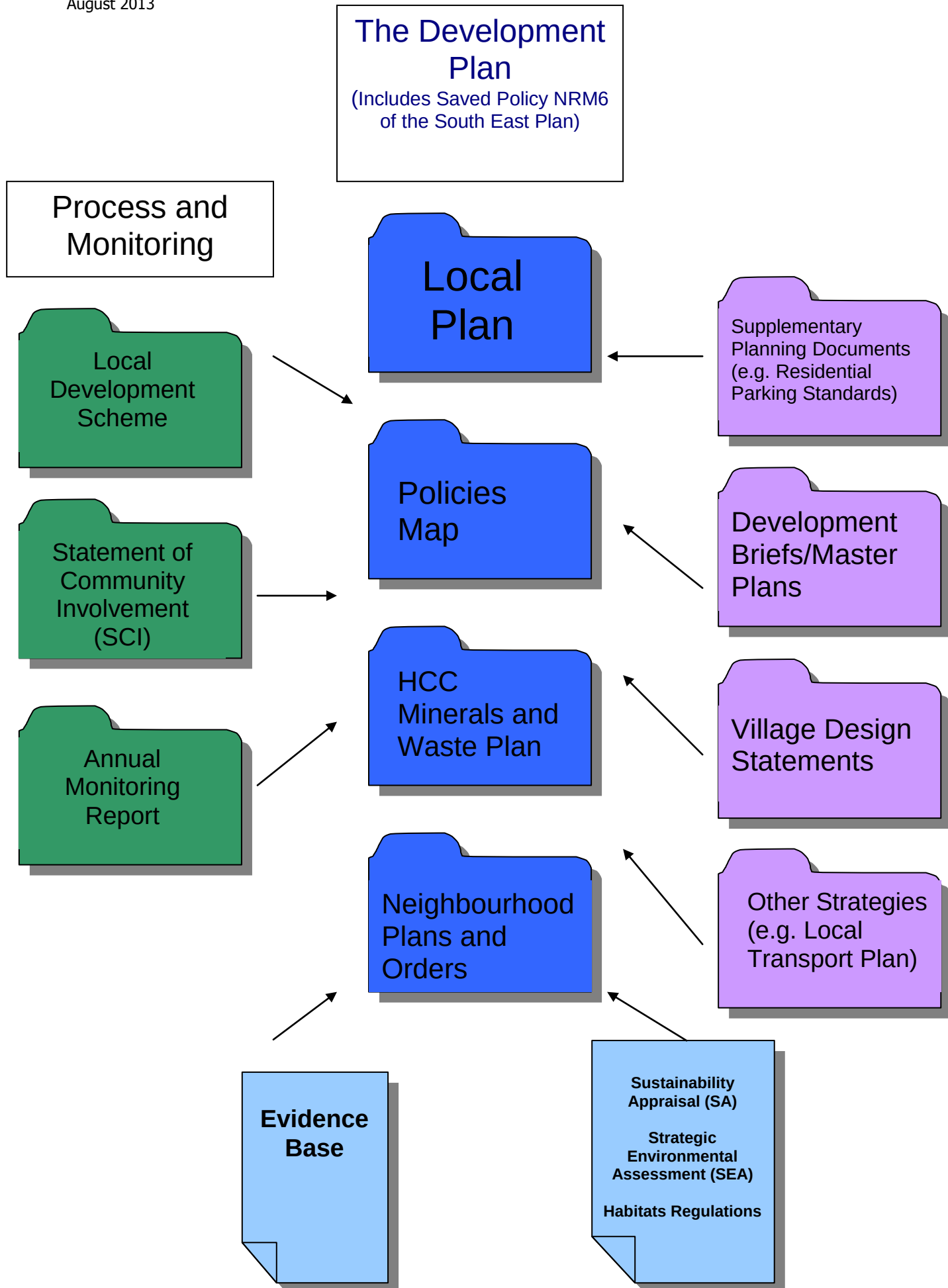
1.12 Alongside the Local Plan there is a Sustainability Appraisal report which explains the alternatives that were considered for the strategy, sites and policies, and the reasons for the choices made. There is also a Habitats Regulations assessment, which looks at the impacts of the plan on sites of European nature conservation importance, and an Equalities Impact Assessment which considers whether there are any adverse impacts on any particular group of the population (including the protected characteristics groups).

1.13 The draft Local Plan also reflects the comprehensive evidence base which has been prepared to ensure that there is a detailed understanding of key issues affecting the borough. This covers issues such as housing need and requirements, employment land, flooding, transport, green infrastructure, retail and water based issues and has been compiled primarily either by the council or on behalf of the council by specialist consultants, in conjunction with our partners and statutory bodies, such as the Environment Agency, in order to ensure buy-in and support and add credibility to the various findings.

1.14 A summary of the evidence base is set out in Appendix 1 All evidence can be found at: <http://www.basingstoke.gov.uk/browse/environment-and-planning/planning/emerging-local-plan/evidencebase/>

1.15 You can see the Pre-Submission version of the Local Plan and all related documents on our web site at:
<http://www.basingstoke.gov.uk/browse/environment-and-planning/planning/emerging-local-plan>

1.16 The diagram below shows how all these documents fit together.



How can I get involved?

- 1.17 You can contact us directly as an individual, through being part of a group such as a residents' association or other community or special interest group, or through your parish council.
- 1.18 This can be done by:
- (i) using the on-line version of this document and linked response form; **OR**
 - (ii) by picking up and filling in one of the response forms, available from the council's reception and all libraries in the borough; **OR**
 - (iii) attending one of the exhibitions that are being held during the consultation period – see web link below for further details on the exhibitions.
- 1.19 The Civic Office is open on weekdays 8.30am to 5.00pm (Monday to Thursday) and 4.30pm (Fridays).

By post:

Planning Policy Team
Civic Offices
London Road
Basingstoke
Hampshire RG21 4AH

By telephone on 01256 845796 or 01256 845536

By e-mail at local.plan@basingstoke.gov.uk

By the website at: www.basingstoke.gov.uk/go/localplan

Alternative formats of this document, summaries or extracts can be made available in other languages, large print, in Braille or on audio cassette. Please contact the Planning Policy Team.

**THE CONSULTATION PERIOD WILL COMMENCE ON 23 AUGUST 2013
AND ALL COMMENTS MUST BE RECEIVED BY 4PM 4 OCTOBER 2013.**

What happens next?

- 1.20 Following consultation the council cannot make major changes to the plan if it intends to submit it for examination. We will therefore endeavor to resolve objections through minor changes if necessary, but will then submit the Local Plan, the schedule of changes and any outstanding representations to the Secretary of State (SoS) for Communities and Local Government for examination. The SoS appoints an independent Inspector to conduct an examination into the soundness of the plan and the Inspector determines what will be discussed at the examination, and who should attend.

Basingstoke and Deane context

- 1.21 The borough of Basingstoke and Deane covers an area of over 63,000 hectares (245 square miles) of north Hampshire, with Basingstoke town and the adjoining parish of Chineham comprising the main settlement in the borough and the focus for key services and employment. The town is surrounded by attractive rural areas, including small towns and villages with over 75% of the land within the borough defined as agricultural or woodland. This rural dimension is very important in shaping the character of the borough, its communities, economy and environment. The importance of agriculture and rural businesses, the prominence of landscape and countryside along with the scale and dispersed nature of rural communities in comparison with the larger more urban settlements are all important issues. The rural environment of the borough adds significantly to the quality of life enjoyed by urban residents and is a considerable asset for the area.
- 1.22 The number of residents in the borough has steadily increased since Basingstoke's designation as an expanded town in the 1960s and the population stands at around 168,600 (2011). Evidence indicates that the borough has an ageing population and that average household size has been declining in the past, but that this rate of decline is anticipated to fall at a slower rate in the future. There is an acknowledged housing need and affordability is an issue for first time buyers in the borough, particularly in rural areas where house prices tend to be higher. Around 60% of the population live within Basingstoke town and Chineham, with the remainder living in the borough's large rural areas, including the towns and larger villages of Bramley, Kingsclere, Oakley, Old Basing, Overton, Tadley and Whitchurch, in addition to a number of small villages and hamlets. Infrastructure has not kept pace with the level of growth that has occurred and the existing infrastructure is in need of upgrading or replacing. This is particularly the case with regard to local congestion issues which occur at peak times, school provision and sewage infrastructure; these are in addition to other infrastructure requirements which are key issues to be addressed throughout the Local Plan period and identified in the Infrastructure Delivery Plan.
- 1.23 The natural environment of the borough is highly valued by residents and visitors to the borough, both for the quality and diversity of the biodiversity and also for the attractive setting and recreational opportunities that it provides. A key feature for Basingstoke, despite significant growth since the 1960s, is the accessibility and attractiveness of the surrounding countryside. The value of the natural environment is reflected in a significant part of the borough being designated as a part of the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and also in the borough's rivers, including the River Loddon and River Test. Some of the borough's rivers are however failing to meet 'good' status as required by the European Union (EU) Water Framework Directive and this represents a challenge in respect of accommodating future growth. In addition new development will need to manage flood risk and specifically ensure locally identified critical drainage issues are controlled and, where possible, resolved.

- 1.24 Overall, the borough benefits from a range of historic assets which contribute to the character of the environment, including over 40 designated conservation areas, a significant number of listed and locally listed/notable buildings and important historic tourist attractions, including Basing House, Highclere Castle, The Wyne and the Roman settlement at Silchester.
- 1.25 Residents and visitors enjoy a wide range of publicly provided leisure services and facilities in and around the borough such as arts venues, theatres, museums and sports facilities, parks, local nature reserves and woodlands. This is complemented by a range of private sector attractions such as cinemas, health clubs, an ice rink, golf and tennis clubs and equestrian facilities. The availability of such a range of facilities and services is a significant benefit for residents and attraction for visitors and the council is looking to improve the range of amenities on offer, which will support the vitality and diversity of the borough. This would include improving the facilities and offer at Basingstoke's existing Leisure Park.
- 1.26 Basingstoke town is a regional shopping centre and the opening of Festival Place in 2002 represented a significant improvement in the retail and leisure offer available to residents. Together with more recent investment in the Malls, this has helped to maintain the health of the town centre for borough residents and visitors from a wide catchment. The council is also focusing investment into the Top of Town area, developing a strategy to ensure its on-going vitality and viability in changing times.
- 1.27 Basingstoke town developed rapidly in the 1960s from a market town of around 16,000 people to accommodate part of the London overspill as an 'expanded town'. This saw new residential areas being built to house the new residents, including Oakridge, Popley and South Ham. Since that time, the town has continued to expand with the addition of new communities, such as Brighton Hill, Chineham and Hatch Warren. Whilst many areas are attractive places to live, some have become dated and in need of regeneration. There have been a number of successful regeneration projects including the redevelopment of Bishops Green, Popley Islands and Oakridge; these projects have positively improved the quality of life for existing residents and contributed towards creating safer, better-designed and more integrated communities. The council recognises the need to facilitate regeneration schemes given the significant benefits they provide and is committed to delivering such projects over the plan period and beyond. Whilst recognising that there are many good quality homes within the borough, the regeneration of some housing stock, which is now dated and in need of regenerating, is an important issue for some parts of the borough.
- 1.28 Unemployment within the borough is at around 5% of the economically active working age population (Oct 2011-Sep 2012, Annual Population Survey), which is lower than rates elsewhere in the South East and the rest of the UK. The borough's close proximity to London, excellent road and rail connections, the ports of Southampton and Portsmouth and the airports of Heathrow, Gatwick and Southampton has also helped its commercial success. Commuting out of the borough to work in other nearby centres such as Newbury, Reading, or London, is counter-balanced by those commuting into the borough from other

parts of Hampshire and surrounding counties. Overall, the borough provides over 87,000 jobs (2012).

- 1.29 However, linked to the good transport connections to London and the rest of the region, there are local concerns about the capacity of the infrastructure and, in particular, junction 6 of the M3 motorway at Black Dam. This can create difficulties during peak hours, with delays to journey times and safety concerns raised by the Highways Agency. Money to improve the Black Dam junction early on in the plan period has now been identified through a successful 'Pinch Point' bid. More generally, there is a concern amongst residents about the need for improved infrastructure, with a few instances of residential development taking place without delivery of the supporting services for new residents which had been identified at the time the site was allocated.
- 1.30 Basing View is an existing business park in a prime location in close proximity to the town centre, the railway station, bus station and junction 6 of the M3. Basing View is currently run-down, under-utilised and poorly designed. There are also no through routes and limited access into the area. There are a number of vacant buildings, sites and limited supporting facilities which has resulted in reduced pedestrian footfall and lower rentals, which impact upon the character and overall perception of the area. Basing View is recognised as a key asset for the borough and the regeneration of this business district is underway to create a 21st century business park with a mix of supporting uses vital to the commercial future of the town, borough and even the wider area of the Local Enterprise Partnership (LEP). Progress on Basing View to date has included the demolition of redundant buildings, creation of a strategic partnership to deliver the scheme and progress on bringing forward important sites, such as proposals for Gresley Road to facilitate a new training facility for Network Rail.
- 1.31 Basingstoke and Deane does not exist in isolation from its neighbours (the borough shares its boundary with five other districts) or areas further afield. There is not only economic movement between the districts in terms of commuting across the borders to work, but communities close to the district boundaries utilise some of the borough's services, and vice versa, and residents are in some cases reliant upon neighbouring areas for access to higher order services, highlighting the complex cross boundary issues that exist.
- 1.32 For example, local residents rely upon the towns of Newbury to the north, Andover to the west and Hook to the east for higher order services including retail and education. Whilst the borough does not immediately adjoin the administrative boundary of Reading Borough Council, there is significant economic movement between authorities. Reading is also a retail destination for residents of the borough, with good transport connections between the main settlements of Basingstoke and Reading.
- 1.33 In terms of housing, people also migrate to and from neighbouring districts, the wider South East and London. However, the borough's housing market is significantly self-contained. Overall, the rural areas of the borough show self-containment levels of at least 70%, many higher than 90%. Basingstoke town

itself shows 87% self-containment, meaning that a high proportion of people move homes within the Basingstoke and Deane administrative boundaries.

- 1.34 The Local Plan needs to take account of the wider challenges, issues and opportunities affecting neighbouring areas as well as the wider region. This includes such issues as the impact of commuting on the area's strategic transport network and other cross boundary issues such as ensuring the quality of the area's rivers.

2. 2029 Vision and Objectives

Introduction

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

2029 Vision

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

2029 Vision Statement

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

A prosperous and thriving place – where;

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

A connected and vibrant place – where;

- we create inviting places and communities where people want to live, feel they belong, and it is easy to meet everyday needs
- we feel and are safe, active, and healthy, and we look out for the needs of the most vulnerable, so that no one is left isolated

- people can connect, enjoy their lives, and get involved, creating a strong community spirit
- new homes meet local needs, and bring improved and new local facilities.

An environmentally responsible and distinctive place – where;

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

Summary of Issues to Address

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

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

- Attainment levels at primary schools up to Key Stage 2 is 3% higher than the county average, with comparable educational attainment levels at GCSE level to the national average. However, attainment levels range considerably across the borough.
- The need to ensure that the current diverse local economy is able to grow and develop in the future to maintain prosperity through regenerating existing employment areas such as Basing View rather than identifying new sites.
- The scope to take advantage of the opportunities provided by 'smart growth', in addition to a continued trend for greater working from home.
- Generally healthy and vibrant town and district centres but with some requirement for further 'non-food' retail floorspace up to 2029, and a limited need for additional 'food' floorspace.
- A shortage of mid-week overnight hotel accommodation in Basingstoke Town, despite a general oversupply at weekends.
- Changing needs for future leisure and recreation provision in light of changing demographics and lifestyles.
- Traffic and congestion issues at key 'hot spots' in Basingstoke during the peak periods, despite there being a generally good road network with capacity at other times.
- The need to ensure that the borough remains well-connected, with good access by road and rail across the region and to the main airports and ports.
- The issue of broadband/telecommunications difficulties in many parts of the borough.
- The need to improve access to public transport networks. There is relatively limited public transport availability in many parts of the borough, particularly the more remote rural areas, which limits accessibility to facilities and services for residents.
- The need to support improvements to the sewerage infrastructure.
- The relatively high level of carbon dioxide emission per capita when compared to the South East England regional and national average.
- The need to protect, manage and improve the quality of the borough's water environment, in light of growth pressures and given that some of the borough's water bodies do not meet good status under the Water Framework Directive.
- Around 3% of the borough being within the floodplain and much of the borough being underlain by chalk aquifers, increasing susceptibility to groundwater flooding.
- The uneven distribution of the borough's green infrastructure resources and the need to ensure that the benefits of green spaces are realised through improved accessibility, better linkages, improved management and the provision of new green spaces.
- The need to manage population growth in the inner consultation zone surrounding the Atomic Weapons Establishment/Detailed Emergency Planning Zone (DEPZ) in Aldermaston and the subsequent implications for growth in Tadley.
- Important landscapes and biodiversity assets across the borough which need protection, and enhancement.

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

Objectives

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

Prosperous and thriving

- A) Enable Basingstoke town to realise its potential by ensuring sustainable and diverse economic growth, including the regeneration and revitalisation of Basing View, where existing businesses can flourish and inward investment is encouraged.
- 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.

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

Table 1 – Policies to deliver the Objectives

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

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

3. The Spatial Strategy - between now and 2029

- 3.1 The aim of the Local Plan is to provide the framework to deliver housing that meets the needs of our growing and changing population, seeking to achieve housing that will be affordable, well designed and built to high environmental standards. Development will feel safe and inclusive and be located to maintain and develop sustainable communities. New homes will be built in and around the edge of the borough's main settlements, focusing growth primarily around Basingstoke and the larger settlements of Whitchurch, Overton, Bramley, Kingsclere and Oakley. The growth of Tadley is constrained given its location within the inner consultation zone of the Atomic Weapons Establishment (Policy SS7 refers) and, as such, the needs arising here will be met elsewhere in the borough.
- 3.2 The Local Plan will direct new development to previously developed sites first and encourage the regeneration of neighbourhoods whilst also delivering new and sustainable communities around the borough's main settlements. Our partnership approach to regeneration will continue to deliver new high quality homes in those areas built during the time of the town's expansion. Over the life of the plan we will seek to improve parts of the borough where housing stock is of a poor quality or the general social or physical environments of a neighbourhood could be improved. Such developments will contribute towards meeting housing need and raising the living standards of our residents. Development should seek to enhance both the general environment and help engender a feeling of pride through the improvement of residents' quality of life. Homes will be delivered to respond to the needs of our community including meeting the needs of our ageing population, facilitating downsizing and providing an opportunity for our residents to get on the housing ladder.
- 3.3 Through providing the framework for neighbourhood planning, the Local Plan will enable both those communities which already have designated neighbourhood planning areas and new rural and urban communities, to have a greater say in shaping and managing development within their local area. Where communities are specifically required to allocate sites to meet housing requirements they will be able to use neighbourhood planning to identify the locations for this, as well as defining the type, mix and design of new development. Neighbourhood planning can be very simple or go into considerable detail, depending on the approach the community takes.
- 3.4 Our employment areas will continue to host a wide variety of diverse businesses that will support and strengthen the local economy in rural and urban areas, maintaining and enhancing economic prosperity. A key ambition of the Local Plan is to support the creation of a 21st century business park at Basing View in the centre of Basingstoke over the plan period, and in so doing support the growth of up to 5,000 jobs for the borough, which will provide a cutting edge, carbon efficient centre for innovation and prosperity with supporting services,

positively enhancing the character and vitality of this dated part of the town. This will play a fundamental role in the future of the borough's economy. Growth in the local economy will be predominantly through 'smart growth' that will increase economic activity, enhance local skills and productivity levels and ensure a more efficient use of employment land and sites. The council will encourage initiatives that support the wider economy in North Hampshire and in the wider area covered by Enterprise M3 LEP.

- 3.5 The rural economy will be supported and strengthened to ensure appropriate rural businesses continue to prosper and grow. The focus in rural areas will be to provide support to new and existing businesses and work flexibly to meet changing needs - facilitating diversification where appropriate. The ambitions of rural communities will be supported where proposals are in line with strategic policies and where proposals seek to enhance the quality of life of the community.
- 3.6 We will protect and enhance the borough's environmental, biodiversity and heritage assets and ensure new development is of a high standard that enhances the character of the borough and respects the environment and the quality of the landscape, including designated areas such as Areas of Outstanding Natural Beauty. Development will be located to maintain the integrity of settlements and prevent their coalescence. The impact of new development on our water bodies (including the River Loddon and the River Test) will be monitored closely and possible damage to these environments will be limited through careful phasing of Greenfield development. This approach will ensure that where ever possible we improve the quality of the environment for residents and visitors.
- 3.7 All the additional infrastructure and services required to serve any new development will be provided. Provision of infrastructure is critical to ensure our residents and businesses have good access to high quality services and facilities in order to ensure prosperity and a high quality of life over the period of the plan. New infrastructure will be provided to serve new development when it is required. This will include the provision of all forms of infrastructure from utilities provision, such as broadband and water supply, transport and strategic forms of infrastructure such as improvements to Black Dam junction as well as local services such as community facilities. In respect of transport, new development will be well connected, support opportunities for a range of transport options and improve existing infrastructure, ensuring local congestion issues are managed and where possible the need to travel is reduced.
- 3.8 Basingstoke town centre and the district centres at Brighton Hill, Chineham, Overton, Tadley and Whitchurch, together with smaller local centres such as Kingsclere and Bramley will continue to act as the key focus for shopping and other town and village centre uses. These places will play a significant role in maintaining and enhancing the prosperity of the borough. As the largest centre, Basingstoke will continue to be the main focus for new retail development and a key location for leisure and entertainment uses. The aim is to create a well-connected town centre with easier and more convenient links between its different parts so that there can be greater synergy between the various activities, venues and attractions that are found across the central area;

including providing support to the borough's Purple Flag awarded night-time economy. Improving the character and vitality of the centre will enhance the overall feel of the town. This approach will complement the centre's role as a destination in the wider North Hampshire area and improved links with Basing View will support the business function of this area. The borough will support the retention of existing, and provision of new, local shopping facilities that are essential to supporting local communities and their day-to-day needs, recognising the role and function of local services and the areas they serve.

- 3.9 The borough has a good range of green infrastructure assets, ranging from Green Flag awarded parks in the heart of Basingstoke to some of the country's most precious wildlife habitats as well as an extensive network of public rights of way and publicly accessible countryside. This is reflected in the high value given to this resource by residents and visitors to the borough. However, the types of green infrastructure and their benefits are not evenly distributed throughout the borough and the maximum benefits are not always realised for reasons such as accessibility, lack of awareness, poor linkages or under management. There are also external pressures including recent trends in biodiversity loss and additional demands caused by future housing growth. These trends have the potential to reduce the value of the area's green infrastructure resource over the period of the Local Plan if active measures are not taken.
- 3.10 The Local Plan sets the framework for protecting, maintaining and enhancing the borough's green infrastructure network, the countryside and biodiversity to ensure residents and visitors alike continue to enjoy outdoor activities that promote health and well-being and that these assets are protected for their own sake. This includes protecting existing areas of open space which are highly valued by the community, restricting further fragmentation of the green infrastructure network and improving linkages between spaces, encouraging further access to the countryside and providing new high quality spaces in association with new development to meet growing and changing needs.
- 3.11 Climate change mitigation and adaption and minimising carbon emissions will be key for the future success of the borough; our approach will therefore embrace cleaner and smarter growth that focuses on productivity gains which do not compromise the quality of the environment. The Local Plan seeks to support measures, where appropriate, that will help to reduce carbon emissions and will provide greener and more energy efficient development. Proposals that seek to support energy and heat production from waste will be supported.
- 3.12 The support for, and provision of, high quality education and health facilities will continue in the borough given the importance of these services to the local economy and the success and quality of life of our population. Over the Local Plan period, working in conjunction with health and education providers, the council will work to ensure continuing improvement to these services to ensure they will continue to support a healthy population that increases opportunities for residents to enjoy a fulfilling life into older age.
- 3.13 Cultural and leisure facilities will be protected and enhanced, meeting the needs of residents and encouraging additional visitors to the borough by offering new and exciting leisure opportunities; this will help protect such services and ensure

their long term retention. The Leisure Park in Basingstoke will continue to be the primary focus for any major new leisure facilities for the borough and the potential for different types of private and public sector leisure uses will be supported.

4. Delivery of the strategy

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

Housing Delivery

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

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

Housing Target

- 4.6 A local housing figure of 748 units per annum over the plan period has been established through a combination of technical studies which form part of the evidence base for the Local Plan. This has included the result of consultation with local communities in 2010 to understand their aspiration on future housing provision. The local housing figure meets the borough's 'objectively assessed need'.
- 4.7 The target which meets objectively assessed needs has been formulated by taking into account the following:
- population size, including the number of births and deaths in the borough using information from the 2011 Census (i.e. the needs of the growing population)
 - net migration, including those moving into and out of the area from other parts of the UK and overseas, and
 - average household size, to reflect the way in which the population forms into households (i.e. the needs created from a reduction in the average household size)
 - the number of people living in institutional accommodation (i.e. care homes)
 - the proportion of vacant/second homes that are likely to be brought back into use in the future
 - population, household and housing forecasts using demographic modelling technology¹
 - Sensitivity testing (e.g. the implications on the borough's housing requirement of the current government's intention around enforcing a more stringent control on national immigration).
- 4.8 Against the backdrop of the demographic factors, implications of the housing requirement on the local economy and labour market have been considered, to ensure that there would be no unintended adverse consequences on the local economy. This took into account the aspirations for the borough's economy over the plan period which is to achieve growth in population and prosperity whilst minimising the impact on the environment, for example through raising productivity and encouraging sustainable business practices (such as increased remote working). The assessment on the implications of the housing number on

¹ The POPGROUP suite of models provides a robust and reliable analytical framework for the management of demographic data and for the formulation of population, household and labour force projections and forecasts.

the balance between jobs and workers concluded that the 748 figure would help to support an increase in the region of 6,500 jobs over the 2011-2029 period.

4.9 In addition to the consideration of local demographic and economic issues, it is important to note the evidence base that supports the local plan and the local housing requirement. In particular:

- the Strategic Housing Market Assessment (SHMA)
- the Strategic Housing Land Availability Assessment (SHLAA), and
- the Sustainability Appraisal which tested a range of housing numbers and the implications of each on social, economic and environmental factors.

4.10 The housing figure recognises the constraints on growth imposed by the existing infrastructure of the borough. In particular, our natural increase in population will increase treated effluent discharges from the sewage treatment works at Chineham into the River Loddon, which is currently failing to meet 'good' status under the Water Framework Directive. As the treatment works are already using the best available technology, there is no way of preventing this increase which is potentially damaging to the biodiversity of the river. In response to this the housing figure and, hence, the increase in these discharges needs to be carefully monitored, whilst at the same time being consistent with the requirement to meet objectively assessed housing need.

4.11 The strategy for the distribution of development in the borough and the allocation of sites, has been informed by the components of the borough's existing land supply, this information has enabled us to calculate the amount of development needed on sites to meet the borough's locally determined housing requirements which the following table sets out:

Table 2: Components of Housing Land Supply 2011 – 2029 as at April 2012	
Number of Homes Required to be Built: 748 x 18 years	13,464
Homes Built (Completions) in 2011/12	693
What is currently available in the future (supply)	
• Sites ² with planning permission	2,067
• Small site windfall	700
• Urban/brownfield opportunities (un-allocated sites)	2,247
• Regeneration	200
Total supply	5,214
Remaining requirement to be met through Local Plan allocations	7,557

4.12 Taking into account the above, there is a need for around 7,560 additional homes to be identified through the Local Plan.

² A breakdown of sites is provided as a part of the borough's annual housing monitoring.

Housing Distribution

- 4.13 The Local Plan builds on the existing settlement patterns, focusing all forms of development primarily on Basingstoke, including Chineham, followed by appropriate levels of growth in the smaller settlements of Whitchurch, Overton, Bramley, Kingsclere and Oakley. This approach is being followed on the basis that Basingstoke is where the most need arises. Basingstoke is also where the majority of services/facilities are located and can be utilised and improved upon, and is where most opportunities exist for new development and employment. The strategy for growth recognises the level of need across the borough as considered by the Strategic Housing Market Assessment 2013 and seeks to respond to the most acute identified need. The level of need has informed the level of growth allocated to the smaller settlements and forms part of the rationale for this approach in conjunction with the population of the settlements, historic growth, available services/facilities, employment opportunities and accessibility. The identified level of growth for each settlement responds to the unique circumstances of the area and has also been developed following consideration of the consultation responses and the evidence base.
- 4.14 The Local Plan supports the principle of developing appropriately located brownfield sites and making the best use of regeneration opportunities in the urban area, while recognising the needs of different housing market areas to meet needs. This approach has enabled the council to manage and control the amount of Greenfield land required to meet growth. The approach set out in the Local Plan will ensure protection of the borough's environmental assets through allocating 0.4% of the borough's Greenfield land for development over the plan period.

Basingstoke

- 4.15 Basingstoke, including Chineham, is the borough's largest settlement with a population of approximately 104,000 (2011) representing 60% of the borough's population. The town has excellent transport links, being in close proximity to the M3, and a wide variety of available services/facilities with a defined town centre and district centres at Brighton Hill and Chineham offering a range of retail and employment opportunities.
- 4.16 Basingstoke town and the surrounding industrial sites and estates provide around 66,900 jobs (2011), around 80% of all employment in the borough. Unemployment stands at around 2.4% of the working age population (2013).
- 4.17 The town is diverse and is comprised of a number of distinct neighbourhoods, such as Popley and Buckskin, which built up as the town expanded. More recently, the town has seen significant growth, including Chineham and Hatch Warren, with subsequent developments at Beggarwood, Rooksdown and Sherfield Park. These complement the more traditional historic areas of Brookvale, Fairfields and South View, which have been designated as conservation areas. It is vital that future development retains the special

character and distinctiveness of the different areas of the town, utilising opportunities to improve upon the character of the area wherever possible.

- 4.18 Given the size of the town, the high level of facilities and services available, including employment opportunities and the level of housing need (in 2013 there were around 5,300 households on the Housing Register in the urban area of the town), the town is the main focus for growth over the plan period. A large proportion of the growth will be delivered through a number of allocations of varying size around the town (as set out in Policy SS3) which will avoid concentrating development in one area. This distribution approach is in line with views from the 'New Homes' consultation which identified that only a small proportion of respondents favoured a single large development on the outskirts of Basingstoke. This approach helps to make best use of available infrastructure capacity spreading development around the town to the north, east and south west with a view to integrating development with the existing built form.

Whitchurch

- 4.19 Whitchurch is one of the borough's larger settlements with a population of 4,676 (2011, Whitchurch Parish), and approximately 2,140 dwellings, representing 3% of the borough's overall population. Whitchurch is an attractive rural town with a town centre, conservation area and a number of listed buildings. Its unique character will be preserved and enhanced over the plan period. The town is situated in an attractive landscape bordering an Area of Outstanding Natural Beauty to the north and west with the River Test to the south of the settlement.
- 4.20 The town benefits from a number of key services including a railway station providing links to Basingstoke, Andover and London and bus connections to Basingstoke, Andover and Winchester. The town is situated adjacent to the A34 trunk road which links Whitchurch with Newbury and Winchester. It has both a primary and secondary school and local shops and facilities including a doctors surgery and library. Its town centre is defined in Policy EP3 as a District Centre. The residents of Whitchurch may be dependent on Andover and Basingstoke for higher order services, including main food shopping.
- 4.21 The employment base for the Town focuses on light industrial and the service sector and there are approximately 1,970 employee jobs in Whitchurch Ward. Unemployment in the town has remained low, standing at 1.5% in 2013, lower than the borough average of 1.9%. The Town attracts a significant number of visitors which generates income for the local economy. The Town has accommodated relatively low levels of development in recent years and local housing need stood at 137 households in 2012.
- 4.22 Given the size of the town, the level of facilities and services available and its links to higher order services, in addition to the level of local housing need, a Greenfield allocation (set out in Policy SS3.6) is made to deliver approximately 150 new homes. A further allocation of 200 homes has been made to meet the longer term needs of the town through Policy SS5. These homes will be delivered through mechanisms such as Neighbourhood Planning, in response

to the ambitions of the local community which are reflected in Whitchurch Parish becoming a designated area for Neighbourhood Planning purposes in 2013. The Local Plan also allocates a 1 ha site for a station car park to the north of the town (Policy SS11).

- 4.23 General infrastructure constraints including education, the historic road infrastructure which leads to local congestion and sewerage treatment will be addressed, where possible, in the site specific policies and through the Infrastructure Delivery Plan (IDP).

Overton

- 4.24 Overton is a relatively large village to the south west of the borough, having a population in the region of 4,315 (2011, Overton Parish) which represents 2.6% of the borough's population. In 2011 there were 1,885 dwellings in the Parish. Overton is an historic village concentrated around a crossroads on the B3400, with a number of listed buildings and a conservation area. It is situated in an attractive part of the landscape which the River Test flows through.
- 4.25 The village benefits from a number of key services including a railway station providing links to Basingstoke, Andover and London and bus connections to Basingstoke and Andover. It has a primary school and local shops and facilities including a doctor's surgery and library. Its town centre is defined in Policy EP3 as a District Centre. The residents of Overton may be dependent on Andover and Basingstoke for higher order services, including main food shopping. The areas of Overton, Laverstoke and Steventon combined provide 2,300 jobs.
- 4.26 Given the size of the village, the level of facilities and services available and its link to higher order services, in addition to the level of local housing need (in 2013 there were 115 households in housing need in the Overton, Laverstoke and Steventon Ward), a Greenfield allocation (set out in Policy SS3.5) is made to deliver approximately 120 new homes. A further allocation of 150 homes has been made to meet the longer term needs of the village through Policy SS5. These homes will be delivered through mechanisms such as Neighbourhood Planning, in response to the ambitions of the local community which are reflected in Overton Parish becoming a designated area for Neighbourhood Planning purposes in 2013.
- 4.27 General infrastructure constraints including sewerage infrastructure, the road network and education provision will be addressed, where possible, in the site specific policies and through the IDP.

Bramley

- 4.28 Bramley is a relatively large village to the north east of Basingstoke town, having a population of 4,233 (2011, Bramley Parish) which comprises 2.5% of the borough's overall population. In 2011 there were 1,662 dwellings in the Parish. From its historic core, which is designated as a conservation area, the village has developed in a predominantly linear fashion, with housing interspersed with areas of open countryside and undeveloped land.

- 4.29 Bramley has some local facilities including a railway station providing access to Basingstoke and Reading and bus connections to Basingstoke. It has a primary school, local shop, public house and community facilities. Residents of surrounding villages may rely on these local services for day to day needs whilst the residents of Bramley may be dependent on Basingstoke for higher order services, including main food shopping. There are around 1,360 employee jobs in Bramley and Sherfield Ward. Unemployment is low (1% of the working age population compared to the borough average of 1.9% (2013).
- 4.30 Given the size of the village, the level of facilities and services available, and the level of local housing need (in 2013 there were 72 households in housing need in the parish) an allocation of 200 homes has been made to meet the needs of the village through Policy SS5 (Neighbourhood Planning). This approach recognises the strength of local discontent with recent development in the village and allows the local community to identify a locally supported approach to accommodating growth rather than allocating a specific site, Homes will therefore be delivered through mechanisms such as Neighbourhood Planning, and Bramley Parish became a designated area for Neighbourhood Planning purposes in 2013.
- 4.31 Development could be brought forward on multiple sites or on one phased site to ensure proposals respond positively to the character of the area and help create a more integrated community. This approach will ensure Bramley grows more organically, creating an integrated community that responds to the needs of the area.

Kingsclere

- 4.32 Kingsclere is a historic village located towards the north of the borough with a population of 3,163 (2011, Kingsclere Parish), which represents nearly 2% of the borough's population. In 2011 there were 1,457 dwellings in the Parish. The village is adjacent to the A339 Newbury Road, which forms a hard northern boundary. It is situated in attractive countryside, lying at the junction between the chalkland landscape to the south and the clay landscape to the north. The land to the south of the village is designated as an Area of Outstanding Natural Beauty whilst the historic core of the village is designated as a conservation area. Due to the physical characteristics of the village, it is relatively constrained in terms of accommodating future growth.
- 4.33 The village supports a range of local facilities including a primary school, community facilities and some limited employment opportunities, and the shopping centre is designated as a local centre under Policy EP3. There is currently an hourly bus service between Newbury and Basingstoke. Residents of surrounding villages may rely on Kingsclere's local services for day to day needs whilst the residents of Kingsclere may be dependent on neighbouring towns for higher order services, including main food shopping. Unemployment is low at 1% of the working age population compared to the borough average of 1.9%. There are around 1,700 jobs in Kingsclere Ward. In 2013 there were 93 households on the Housing Register in Kingsclere, a level which has remained static in recent years.

- 4.34 Given the size of the village, the more limited facilities and services available, and the settlement's physical constraints, an allocation of 50 homes has been made in Policy SS5 (Neighbourhood Planning) for the plan period. New development will respect the character and appearance of the village allowing for limited growth that will sustain the existing service provision and help to meet local housing needs. Homes will be delivered through mechanisms such as Neighbourhood Planning, in response to the ambitions of the local community which are reflected in Kingsclere Parish becoming a designated area for Neighbourhood Planning purposes in 2013.

Oakley

- 4.35 Oakley is a relatively large, compact village located to the west of Basingstoke, to the south of the B3400. It has a population of 5,086 (2011, Oakley Parish) comprising 3% of the borough's overall population. In 2011 there were around 2,165 dwellings in Oakley Parish. The village, which comprises primarily post war housing, has a historic core with a number of listed buildings and a conservation area.
- 4.36 Oakley has a range of local facilities, including a primary school, local shops, a doctors' surgery and is served by regular buses providing connections to Basingstoke, Andover and Winchester. The Ward of Oakley and North Waltham provides around 1,700 jobs. Unemployment is low at 0.9% of the working age population (May 2013) compared to the borough average of 1.9%.
- 4.37 Given the size and population of the village, the presence of some local services, and the relatively high level of local housing need (in 2013 there were 425 households in housing need in Oakley and North Waltham), an allocation of 150 homes has been made to meet the needs of the village through Policy SS5. This approach also reflects the relatively modest level of growth in the village compared to other settlements over the last 10 years. Homes will be delivered through mechanisms such as Neighbourhood Planning, in response to the ambitions of the local community which are reflected in Oakley Parish becoming a designated area for Neighbourhood Planning purposes in 2013.

Other settlements

- 4.38 A key approach of the Local Plan is for local communities to manage their environment through the provision of neighbourhood plans and orders, including community right to build orders. Neighbourhood Plans, where proposed will set out where housing will be developed, in addition to other forms of development to meet local needs. These plans will need to sit within the context of the Local Plan. As outlined in Policy SS5, an additional 150 homes are expected to be delivered through Neighbourhood Planning across the borough, and a number of areas have been designated for neighbourhood planning purposes in parishes outside of those where specific number allocations have been made.
- 4.39 In addition to Neighbourhood Planning, appropriate housing development within existing Settlement Policy Boundaries will enable infill development to take place. A future review of Settlement Policy Boundaries will be undertaken

as part of a subsequent Development Plan Document which will facilitate the provision of small scale housing in appropriate locations. The Local Plan also seeks to support appropriate development in our smaller settlements to which criteria based Policy SS6 relates to enable the on-going sustainability of these settlements and to aid the delivery of appropriate housing at the local level.

Housing Delivery Policies

SS1: Scale and Distribution of New Housing

Within the period 2011 – 2029, the Local Plan will make provision to meet 13,464 dwellings and associated infrastructure.

This will be provided by:

- a) Permitting development and redevelopment within the defined Settlement Policy Boundaries, which contribute to social, economic and environmental well-being. Sites outside of defined Settlement Policy Boundaries will be considered to lie in the countryside;
- b) Supporting the regeneration of residential neighbourhoods, in line with Policy SS2;
- c) Resisting developments that involve a net loss of housing, unless it can be demonstrated that the benefits outweigh the harm;
- d) Allocating the Greenfield sites set out in Policy SS3 to provide approximately 7,010 dwellings over the plan period;
- e) Supporting the delivery of new homes through Neighbourhood Planning, in line with Policy SS5; and
- f) Permitting exception sites located outside of defined Settlement Policy Boundaries where it meets criteria set out in the other policies in the plan or it is essential for the proposal to be located in the countryside.

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

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

Policy SS2 – Regenerating Residential Neighbourhoods

Proposals for the regeneration of residential neighbourhoods, including the priority areas of Buckskin, South Ham and Norden (indicatively illustrated on Figure 1 below), will be supported as part of a comprehensive area-based regeneration programme. Regeneration proposals will be permitted which would result in a demonstrable overriding benefit to the local community.

The preparation of proposals will require full involvement and consultation with the affected local community. A masterplan or development brief should be prepared

demonstrating that proposals will positively support and complement the comprehensive wider development of the area.

- 4.41 A Strategic Approach to Regeneration has been prepared by the council in liaison with the main local registered providers, to identify priority areas for the regeneration of residential areas in the borough. This has taken into account issues such as tenure and ownership, indices of deprivation, crime and disorder and character of an area in order to highlight those areas where resources should be focussed.
- 4.42 The areas of Buckskin, South Ham and Norden have been identified as a priority for regeneration. The initial focus of these three neighbourhoods does not preclude other regeneration opportunities in other areas being brought forward. Regeneration can be delivered through the redevelopment and remodelling of local neighbourhoods, the refurbishment of existing properties, environmental improvements, the provision of high quality, useable open space and the provision of improved local facilities. Schemes must result in improvements in residents' overall quality of life and masterplans or development briefs should be prepared, in full consultation with the local community affected, to outline how any proposals will provide benefits to the local area whilst also positively supporting any wider comprehensive development.
- 4.43 It is acknowledged that appropriate regeneration schemes will not always result in the delivery of additional dwellings, depending on the characteristics of the site and the details of the proposal. However, based upon previous experience of regeneration schemes in the borough, additional homes can be provided on suitable individual schemes and a figure of 200 net additional dwellings, provided through regeneration opportunities, has been identified as being achievable in the plan period. This will be delivered through further close working with all those involved in the regeneration process including officers throughout the council, registered providers, the Homes and Communities Agency (HCA) and the local community to deliver successful regeneration schemes. By working closely with registered providers, the council is able to ensure consultation opportunities are built into the overall regeneration programme, thereby ensuring the community is fully engaged and is able to input into a project from an early stage.

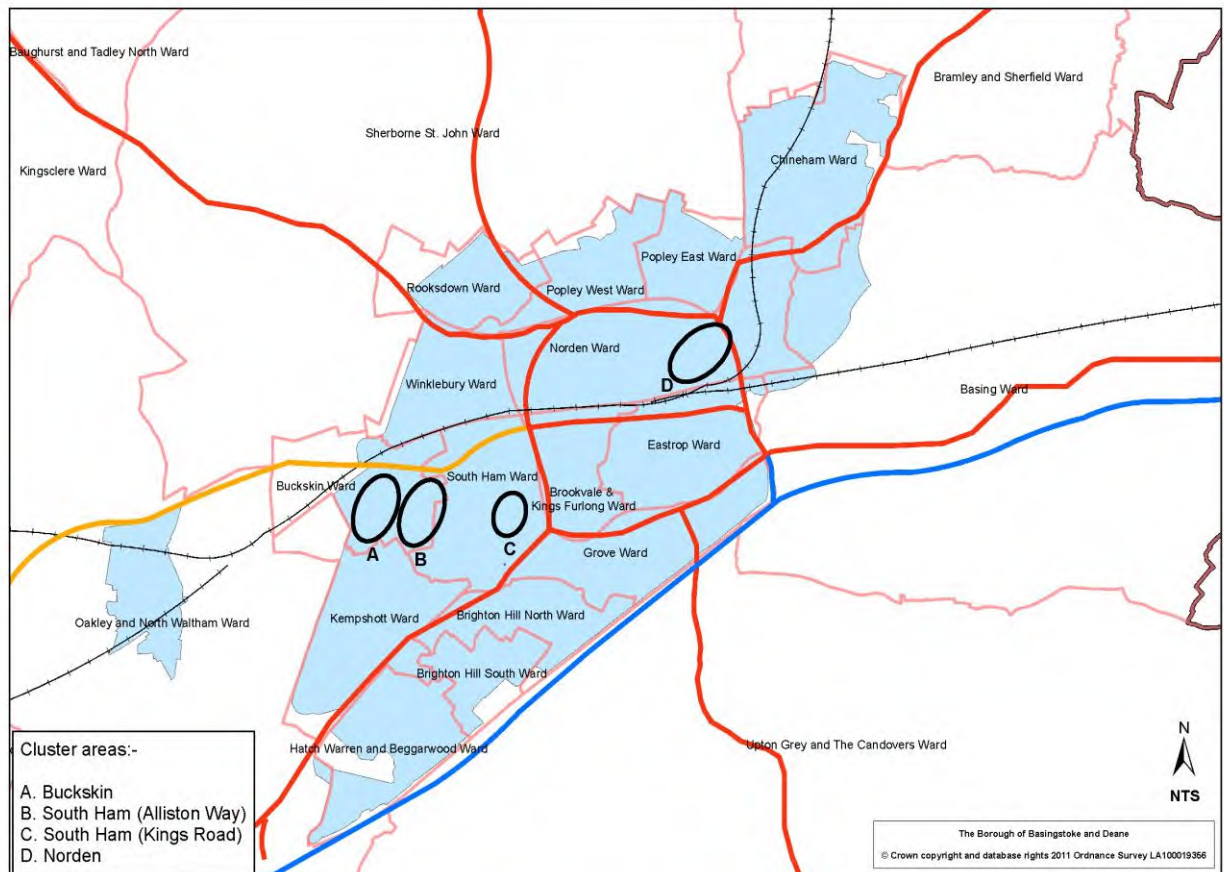


Figure 1 – Priority regeneration areas in Basingstoke town

Implementation and Monitoring

The policy will be implemented by:

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

The policy will be monitored by:

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

Policy SS3 – Greenfield Site Allocations

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

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

Site Reference	Location	Allocation	Phasing
SS3.1	Swing Swang, Basingstoke	Approx 100 homes	2014/15 – 2018/19
SS3.2	Kennel Farm, Basingstoke	Approx 250 homes	2014/15 – 2018/19
SS3.3	Razor's Farm, Basingstoke	Approx 420 homes	2014/15 – 2018/19
SS3.4	North of Popley Fields, Basingstoke	Approx 450 homes	2014/15 – 2018/9
SS3.5	Overton Hill, Overton	Approx 120 homes	2014/15 – 2018/19
SS3.6	South of Boswood Lane /Manor Farm, Whitchurch	Approx 150 homes	2014/15 – 2018/19
SS3.7	Redlands, adjacent to Basingstoke	Approx 150 homes	2019/20 – 2028/29
SS3.8	Cufaude Farm	Approx 390 homes	2019/20 - 2023/24
SS3.9	East of Basingstoke, Basingstoke	Approx 900 homes	2019/20 – 2028/29
SS3.10	Manydown, Basingstoke	Approx 3,080 homes	2019/20 – 2028/29
SS3.11	Basingstoke Golf Course, Basingstoke	Approx 1,000 homes	2024/25 – 2028/29

Policy SS3.1 – Swing Swang Lane, Basingstoke

This 4.7 hectare site lies to the east of Basingstoke and will deliver high quality development that will:

- Make provision for approximately 100 dwellings;
- Have a design and layout of high quality and a character which respects its location adjacent to the Old Basing Conservation Area;

- c) Preserve and enhance the architectural and historic significance of the Old Basing Conservation Area, including its setting, and ensure sufficient mitigation measures are put in place when required;
- d) Include measures to mitigate the impact of development on the local road network including improvements to Basing Road and Swing Swang Lane;
- e) Include measures to improve accessibility by non-car transport modes particularly to Old Basing and ensure the ability to service the site by public transport, including the connection of the site with existing cycle and pedestrian routes and improve connections toward Eastrop Park and Basing View;
- f) Incorporate measures to maintain the Public Right of Way along the northern boundary of the site;
- g) Include appropriate green infrastructure to meet local needs in line with the council's adopted standards, providing links to the existing green network;
- h) Limit the direct and indirect impacts on local species and habitats, including the part of the site designated as a Site of Importance for Nature Conservation (SINC) and the nearby Basing Fen SINC, through on-site and off-site compensation measure and seek to ensure that there is a positive improvement in the conservation status of these species within the designations;
- i) Incorporate and/or promote renewable energy technologies;
- j) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures in light of the adjacent railway line;
- k) Ensure the risk from future groundwater flooding is investigated and appropriate mitigation measures are implemented.

Development on this site will deliver homes in the period 2014/15 to 2018/19, in accordance with the requirement to maintain a five year supply of deliverable housing sites.

Policy SS3.2 – Kennel Farm

This 11.8 hectare site lies to the south west of Basingstoke to the west of the A30. The site will deliver high quality development that will:

- a) Make provision for approximately 250 dwellings;
- b) Have a design and layout of high quality and a character which respects its location on the edge of the town creating a strong and defensible boundary between the site and the open countryside;
- c) Respond positively to the special characteristics and sensitivities of the landscape, ensuring that the density, heights and layout of buildings on the higher ground minimise any visual impacts on this prominent location, respecting the Roman Road as a landscape feature and existing hedgerows and woodlands;
- d) Provide measures to mitigate the impact of development on the local road network including improvements to the Kempshott roundabout and the A30;
- e) Include measures to improve accessibility by non-car transport modes, the ability to service the site by public transport and ensuring the connection of the site with existing cycle and pedestrian routes and the Public Right of Way network. This will include improving the pedestrian/cycling crossing facilities across the adjacent section of the A30, to enable access to services to the east;

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

Development on this site will deliver homes in the period 2014/15 to 2018/19, in accordance with the requirement to maintain a five year supply of deliverable housing sites.

Policy SS3.3 – Razor's Farm

This 20ha site to the north east of Basingstoke will deliver a high quality development that will:

- a) Make provision for approximately 420 dwellings;
- b) Have a design and layout of high quality and a character which respects its location on the edge of the town adjoining the countryside;
- c) Respond positively to the special characteristics and sensitivities of the landscape, including the historic field patterns and drainage ditch layout, the Roman Road and the extensive existing vegetation structure;
- d) From the outset provide a strong buffer on the western side of the development with lower density development along this edge;
- e) Preserve the architectural and historic significance of heritage assets in the area including Razor's Farm, Upper Cufaudd Farm, Cufaudd Farm and the Vyne, including their setting, and ensure sufficient mitigation measures are provided when required;
- f) Provide a layout which addresses the potential isolation of the site from existing communities through direct links to the adjoining business park, the site reserved for the possible Chineham Railway Station, Cufaudd Farm and Sherfield Park, whilst ensuring that the maintenance of a high level of residential amenity is not prejudiced by the activity and visual intrusiveness of the business park;
- g) Not restrict the delivery of the possible Chineham Railway Station, either through the allocated site (as identified by Policy SS10) or through delivery on site;
- h) Limit the direct and indirect impacts on local species and habitats, including the Sites of Importance for Nature Conservation, through buffering natural features and drainage ditches and mitigating impacts both on-site and through off-site compensation measures to ensure that the development provides positive improvement of the biodiversity status of the site and within the designation;

- i) Include measures to mitigate the impact of development on the local road network including improvements to Crockford Lane roundabout and Binfields roundabout on the A33;
- j) Include measures to improve accessibility by non-car transport modes; including the provision of internal walking and cycle routes linked to existing external routes and the ability to service the site by public transport;
- k) Include appropriate green space/green infrastructure provision in line with the council's adopted standards including green links to Cufau de Lane and a central green space focussed around the Razor's Farm listed buildings connected to green links within the development and to existing developments;
- l) Incorporate and/or promote renewable energy technologies;
- m) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures in light of the adjacent railway line and business park;
- n) Ensure there would be no harm to the business function of the neighbouring business uses as a result of development;
- o) Ensure the potential for shallow groundwater is investigated and appropriate mitigation measures are implemented to mitigate the risk;
- p) Ensure foul water from the development does not drain to Sherfield-on-Loddon Sewage Treatment Works unless an effluent quality programme has been implemented;
- q) Ensure that it provides for a comprehensive development with the Cufau de Farm allocation (Site Policy SS3.8) through the development of a joint masterplan for the two sites.

Development on this site will deliver homes in the period 2014/15 to 2018/19, in accordance with the requirement to maintain a five year supply of deliverable housing sites.

Policy SS3.4 – North of Popley Fields, Basingstoke

This 21 hectare site lies to the north of Basingstoke and will deliver a high quality development that will:

- a) Make provision for approximately 450 dwellings;
- b) Include the provision of social and physical infrastructure including a community centre and the phasing and provision for a new one form entry primary school;
- c) Have a design and layout which respects its location on the edge of town and the adjoining countryside, ensuring that the height, layout and form of development is appropriate to the higher ground on the northern part of the site and that effective and substantial visual screening is provided between the site and Sherborne St. John;
- d) Ensure that the site links to the existing built up area to enable community cohesion;
- e) Limit the direct and indirect impacts on local species and habitats, including Carpenters Down Wood, Spier's Copse and Popley Ponds Sites of Importance for Nature Conservation, through robust on-site and off-site compensation measures and ensure that there is a positive improvement in the conservation status of these species within the designation;

- f) Preserve the architectural and historic significance of the nearby Popley Fields Farm and Kiln Farm historic farmsteads, including their setting, and ensure sufficient mitigation measures are put in place when required;
- g) Include measures to mitigate the impact of development on the local road network including improvements to the access arrangements at Carpenters Down and the A340;
- h) Include measures to improve accessibility by non-car transport modes particularly to Basingstoke town centre including the connection of the site with existing cycle and pedestrian routes, and the ability to service the site by public transport;
- i) Incorporate measures to maintain the Public Rights of Way through the site;
- j) Include appropriate green space / green infrastructure to meet local needs in line with the council's adopted standards, provide links to the existing green network and mitigate the increased recreational pressure on the nearby Carpenters Down Wood and Spier's Copse Sites of Importance for Nature Conservation;
- k) Include measures to secure strategic biodiversity enhancements;
- l) Incorporate and/or promote renewable energy technologies;
- m) Ensure the potential for shallow groundwater is investigated and effective and substantial mitigation measures are implemented;
- n) Development on this site will deliver homes in the period 2014/2015 to 2018/19, in accordance with the requirement to maintain a five year supply of deliverable housing sites.

Policy SS3.5 – Overton Hill

This 8.5ha site is located towards the north east of the village of Overton and will deliver a high quality development that will:

- a) Make provision for approximately 120 dwellings;
- b) Respect the locally distinctive features of Overton and its location on the edge of the village;
- c) Retain the landscape character and visual amenity of the area by restricting development to the lower slopes, locating open space adjacent to the countryside and including adequate space for lines of trees to form an internal landscape structure;
- d) Preserve and enhance the architectural and historic significance of the Overton Conservation Area and the grade II listed Quidhampton Mill, including their settings, and ensure sufficient mitigation measures are provided when required;
- e) Conserve and enhance the adjacent River Test Site of Special Scientific Interest through the provision of an adequate buffer to the northern boundary and appropriate mitigation measures to prevent hydrological/diffuse pollution;
- f) Include measures to mitigate the impact of development on the local road network including improvements to the junction of Station Road and the B3400;
- g) Include measures to improve accessibility by non-car transport modes, particularly to Overton railway station, village centre and primary school, and the ability to service the site by public transport;

- h) Include the provision of internal walking and cycle routes linked to existing external routes, and the maintenance and improvement of Public Rights of Way along the eastern and southern boundaries of the site;
- i) Incorporate and/or promote renewable energy technologies;
- j) Include appropriate greenspace/green infrastructure provision to meet local needs in line with the council's adopted standards, including extending the existing neighbourhood park.

Development on this site will deliver homes in the period 2014/15 to 2018/19, in accordance with the requirement to maintain a five year supply of deliverable housing sites.

Policy SS3.6 – South of Boswood Lane

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

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

Development on this site will deliver homes in the period 2014/15 to 2018/19, in accordance with the requirement to maintain a five year supply of deliverable housing.

Policy SS3.7 – Redlands

This 9 hectare site lies to the north east of Basingstoke and will deliver a high quality development that will:

- a) Make provision for the delivery of approximately 150 dwellings;
- b) Respond positively to the special landscape qualities of the area, ensuring that the density, heights and layout of buildings minimise any visual impacts of this location. The design and layout of development needs to present a strong and defensible green buffer to the north and east, including the use of open space to limit the visual impact of development. This will include locating development in the western part of the site and avoiding residential development to the north of the existing field boundary, which forms the northern edge of the site;
- c) Include measures to mitigate the impact of development on the local road network including the provision of access from the roundabout adjacent to the Sherfield Park development, improvements to Thornhills, Binfields and Crockford Lane junctions and appropriate access to the adjacent site SS3.9 to ensure safe and convenient access for all road-users;
- d) Limit the direct and indirect impacts on local species and habitats through on-site and off-site compensation measures and ensure that there is a positive improvement in the conservation status of these species;
- e) Ensure that renewable energy technologies are harnessed for the site by utilising opportunities presented by the nearby combined heat and power (CHP) incinerator;
- f) In light of the nearby incinerator and sewerage treatment works ensure acceptable noise and odour standards can be met within homes and amenity areas through the avoidance of noise sensitive areas and through the preparation of comprehensive noise and odour studies which inform layout decisions on this and the adjoining East of Basingstoke site;
- g) Ensure that, through the joint masterplanning of the two sites, development is delivered in conjunction with the adjacent East of Basingstoke and Chineham allocation (Policy SS3.9) and that development is brought forward in a co-ordinated manner. This site should not be developed in isolation.

Development of this site will deliver homes and infrastructure in the period 2019/20 to 2028/29, in accordance with the requirement to maintain a five year supply of deliverable housing sites.

Policy SS3.8 – Cufaude Farm

This 32 hectare site lies immediately to the north of the Razor's Farm allocation (Policy SS3.3) and will only be released for development after, or in conjunction with, the development of the Razor's Farm site. The site will deliver a high quality development that will:

- a) Make provision for approximately 390 dwellings;

- b) Include the provision of social and physical infrastructure including a community centre and the reservation of land for a two form entry primary school;
- c) Preserve and enhance the architectural and historic significance of heritage assets in the area including Razor's Farm, Upper Cufaude Farm, Cufaude Farm and the Vyne, and their rural settings, and ensure sufficient mitigation measures are put in place when required;
- d) Comprise a layout and design of development that respects the existing landscape and vegetation structure in and round the site, including enhancement and buffering of the hedgerow along the southern boundary and provision of a strong buffer on the western and northern sides of the site from the outset;
- e) Provide appropriate green space/green infrastructure to meet local needs in line with the council's adopted standards, providing links to the green network including that provided at Razor's Farm and maintaining the hedgerow/ditch that runs through the site as a green pedestrian route and the rural character and accessibility of footpaths to the south and west of the site;
- f) Include measures to mitigate the impact of development on the local road; network, in particular, Cufaude Lane and improvements to the junction at Cufaude Lane and the safeguarded link road at Sherfield Park and improvements to Crockford Lane roundabout the Binfield roundabout on the A33;
- g) Include measures to improve accessibility by non-car transport modes, particularly to Basingstoke town centre, including the ability to service the site by public transport and the connection of the site with existing cycle and pedestrian routes and the Public Right of Way network, including access to the potential Chineham Railway Station, Cufaude Lane and in conjunction with the development of Razor's Farm;
- h) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures, where possible, in light of the adjacent railway line and MOD land;
- i) Incorporate and/or promote renewable energy technologies;
- j) Ensure that it provides for a comprehensive development with the Razors Farm allocation (Policy SS3.3) through the development of a joint masterplan for the two sites.

Development on this site will deliver homes in the period 2019/20 to 2023/24, in accordance with the requirement to maintain a five year supply of deliverable housing sites.

Policy SS3.9 – East of Basingstoke

This 66 hectare site to the east of Basingstoke and adjacent to site SS3.7 will deliver a high quality mixed-use development that will:

- a) Make provision for the phased delivery of approximately 900 dwellings;
- b) In addition to the mix of dwelling sizes and types, make provision for a proportion of self-build units and also, in conjunction with other sites, a permanent, pitch/plot provision to meet identified accommodation needs of Gypsies, Travellers and Travelling Showpeople in the borough, such needs

- being identified in the council's Gypsy and Traveller Accommodation Assessment (and any updates);
- c) Include the provision of social and physical infrastructure, including a community centre, local shopping facilities, sports facilities including playing pitches, and the provision for a three form entry primary school on land towards the north of the site;
 - d) Respond positively to the special characteristics and sensitivities of the landscape, ensuring that the density, heights and layouts of buildings on the higher ground to the south and north of the site minimise any visual impacts on this prominent location;
 - e) Respect and provide appropriate buffering to the historic Park Pale feature on the western boundary of the site;
 - f) Preserve and enhance the architectural and historic significance of the Old Basing Conservation Area and nearby listed buildings, including the grade II listed Lodge Farm, including their setting, and ensure sufficient mitigation measures are provided when required;
 - g) Avoid development and points of access in the small areas of the site within flood zones 2 and 3, and ensure that detailed masterplanning considers scope for expansion of the floodplains;
 - h) Include measures to mitigate the impact of development on the local road network including improvements to Thornhill, Binfields and Crockford junctions and the A33, with appropriate access to the adjacent site at Redlands, and measures to ensure safe and convenient access for all road-users, including vehicles accessing the adjacent incinerator and sewerage treatment works;
 - i) Include measures to improve accessibility by non-car transport modes including the provision of internal walking and cycle routes linked to existing external routes and the ability to service the site by public transport;
 - j) Include appropriate open space / green infrastructure, including allotments, to meet local needs in line with the council's adopted standards, ensuring that all open space is provided on site and opportunities to enhance Petty's Brook are utilised, provide links to and assist in the delivery of the adjoining green infrastructure network and mitigate the increased recreational pressure on nearby sensitive wildlife sites and Sites of Importance for Nature Conservation, with buffering to Pettys Brook;
 - k) Creation of a substantial green buffer from the outset of the development, creating a strong and defensible boundary between the site and the open countryside;
 - l) Limit the direct and indirect impacts on local species and habitats through on-site and off-site compensation measures and ensure that there is a positive improvement in the conservation status of these species within the designation;
 - m) Ensure that renewable energy technologies are harnessed for the site by utilising opportunities presented by the nearby incinerator and any opportunities this may have for CHP;
 - n) In light of the nearby incinerator and sewerage treatment works, ensure where possible, acceptable noise and odour standards can be met within homes and amenity areas, to be informed by a comprehensive noise and odour studies which inform layout decisions on this and the adjoining Redlands site;
 - o) Ensure, through the joint masterplanning with the adjacent Redlands allocation (Policy SS3.7), that development is brought forward in a co-ordinated manner.

Development of this site will deliver homes and infrastructure in the period 2019/20 to 2028/29, in accordance with the requirement to maintain a five year supply of deliverable housing sites

Policy SS3.10 – Manydown, Basingstoke

This 333 hectare site lies to the west of Basingstoke and will deliver a high quality mixed-use development that will:

- a) Provide for the phased delivery of approximately 3,080 dwellings;
- b) In addition to the mix of dwelling sizes and types, make provision for a proportion of self-build units and also, in conjunction with other sites, a permanent, pitch / plot provision to meet identified accommodation needs of Gypsies, Travellers and Travelling Showpeople in the borough, such needs being identified in the council's Gypsy and Traveller Accommodation Assessment (and any updates);
- c) Include the provision of social and physical infrastructure, including community facilities, local shopping facilities, and sports and leisure facilities including playing pitches;
- d) Make sufficient land available for the phased provision of two primary schools (a two form entry and a three form entry) and the phased provision of a secondary school, when required;
- e) Include appropriate green space/green infrastructure, including allotments, to meet local needs and to take account of local deficits in line with the council's adopted standards, ensuring that all green space is provided on site, and provide links to assist in the delivery of green infrastructure networks within and adjoining the site;
- f) Make provision for a country park, as identified on the Policies Map, which is accessible to existing nearby residential areas; and
- g) Limit development within the parts of the allocated area highlighted as having 'additional constraints' to ensure compliance with other criteria in this policy;
- h) Respond positively to the special characteristics and sensitivities of the landscape and also the setting and form of existing development. Visual intrusion into the wider landscape should be limited; the design of outward facing edges of development should respect and enhance the adjacent countryside and opportunities should be taken to provide linkages to the existing landscape framework;
- i) Preserve and enhance the architectural and historic significance of the Worting Conservation Area with its listed buildings including Worting House, respecting their setting, and ensuring sufficient mitigation is put in place when required;
- j) Retain the separate identity and character of Worting and Wootton St Lawrence, and restrict coalescence between these villages and the new development and retain the separate identity and character of Winklebury, including preserving the ancient boundary of the Roman Road as a green boundary, by use of green buffers respecting the landscape as currently viewed from Winklebury;
- k) Provide for the careful management of any important archaeological remains, including the Scheduled Ancient Monuments within and adjacent to the site;
- l) Limit the direct and indirect impacts on key species and habitats, including rare arable flora and Sites of Importance for Nature Conservation within and adjacent

- to the site, and seek to ensure that there is a positive improvement in the conservation status of these species. Where this is proved not to be possible, mitigation and compensation for the loss will be required. Opportunities will be taken to secure the creation and management of linkages between existing woodlands;
- m) Include measures to mitigate the impact of development on the local road network including improvements to the A339, Roman Road (and associated road junctions), the B3400 and Pack Lane, with appropriate measures to maintain accessibility for existing residents and ensure safe and convenient access for all road-users;
 - n) Include the provision of a link road and reserve land for a new dual carriageway if required, between the A339 and the B3400 and ensure that the ability to connect it to a link road to the south, beyond the plan period, is not prejudiced and regard shall be had to the best location for crossing the railway line(s). The road shall be planned as a western by-pass for Basingstoke;
 - o) Safeguard the land for the future construction of a dual carriageway as a continuation of a western by-pass for Basingstoke, from the B3400 to the M3 motorway junction 7, including the crossing of the railway line(s);
 - p) Minimise vehicular access to and from the new development via Roman Road and Roman Way, Winklebury in order to prevent 'rat-running'. There should be access from Winklebury by means of footpaths and cycle paths connecting in particular to the Country Park;
 - q) Include measures to improve accessibility by non-car transport modes including the provision of internal walking and cycle routes linked to existing external routes and the provision of public transport from the outset;
 - r) Incorporate and/or promote renewable and low-carbon energy technologies;
 - s) Ensure acceptable noise standards can be met within homes and amenity areas through suitable mitigation measures in light of the adjacent main roads and railway line;
 - t) Ensure adequate infrastructure is provided for sewage and surface water drainage;
 - u) Ensure that it does not prejudice the integration of future development at Manydown beyond the plan period.

Development of this site will deliver homes and infrastructure in the period 2019/20 to 2028/29, in accordance with the requirement to maintain a five year supply of deliverable housing sites.

Policy SS3.11 – Basingstoke Golf Course

This 43.4 hectare site lies to the south west of Basingstoke will deliver a high quality development that will:

- a) Make provision for approximately 1,000 dwellings;
- b) In addition to the mix of dwelling sizes and types, make provision for a proportion of self-build units and also, in conjunction with other sites, a permanent, pitch /plot provision to meet identified accommodation needs of Gypsies, Travellers and Travelling Showpeople in the borough, such needs

- being identified in the council's Gypsy and Traveller Accommodation Assessment (and any updates);
- c) Include the provision of social and physical infrastructure, including the provision of a community centre, local shopping facilities, sports facilities including playing pitches, and the provision of land for a two form entry primary school;
 - d) Respond positively to the special characteristics and sensitivities of the landscape and respect its location, providing for integration with nearby residential areas;
 - e) Limit the direct and indirect impacts on local species and habitats, including the adjacent Peak Copse Site of Importance for Nature Conservation and ensure that there is a positive improvement in the conservation status of these species within the designation, providing an appropriate buffer and ensuring the retention of key woodland areas and less managed grasslands;
 - f) Include measures to mitigate the impact of development on the local road network including improvements to the Kempshott roundabout, Beggarwood Land and the A30 corridor;
 - g) Provide all-purpose vehicular accesses from both Winchester Road (A30) and Beggarwood Lane supported by emergency accesses;
 - h) Prevent 'rat-running' through the site between Beggarwood Lane and Winchester Road (A30) by including measures and/or designing the road layout to discourage the passage of through traffic;
 - i) Include measures to improve accessibility by non-car transport modes, the ability to service the site by public transport and ensuring the external and internal connection of the site with existing cycle and pedestrian routes and Public Rights of Way network, including the upgrading of the cycle link to Dummer and improving the links to the existing Winchester Road bus stops;
 - j) Ensure adequate infrastructure is provided for sewage and surface water drainage;
 - k) Include appropriate open space/green infrastructure, including allotments, to meet local needs in line with the council's adopted standards, providing links to the existing green network;
 - l) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures in light of the proximity of the site to the A30 and M3;
 - m) Incorporate and/or promote renewable energy technologies.

Development on site will deliver homes in the period 2024/25 to 2028/29, in accordance with the requirement to maintain a five year supply of deliverable housing sites.

- 4.44 Policy SS3 lists the Greenfield allocations, with separate individual policies for each of the allocations, describing in detail the development that will take place. Sites have been selected through a careful site assessment and detailed testing through the sustainability appraisal process. The allocations, in conjunction with other sources of supply outlined elsewhere in the plan, offer a 15 year supply of housing sites and allow for an appropriate contingency of approximately 180 dwellings to allow for any delays in respect of sites not being available to come forward at the time envisaged.

- 4.45 Development proposals will be required to take into account the key issues identified for each site, and are expected to come forward in line with the phasing outlined, in order to provide a five year supply of sites. Development briefs or masterplans will be prepared in conjunction with the landowner, through consultation with the local community and service providers to guide subsequent planning applications, where appropriate. These will be approved by the council and will describe the key issues for each site and establish more detail on the types and location of development.
- 4.46 All development proposals for each of the sites will make provision for the required infrastructure to support and sustain the development in accordance with Policy CN5 (the infrastructure policy).

SS4 - Ensuring a supply of deliverable sites

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

To take account of water quality matters in line with Policy EM6 and where monitoring indicates a likely deterioration in band status of the borough's water bodies, the council will resist granting further planning applications where this would exacerbate such deterioration in the relevant catchment. Intervention mechanisms will be required to improve the quality of the relevant catchment prior to the release of any further allocated sites or granting planning permissions.

- 4.47 Policy SS4 establishes the framework for the release of the allocated sites identified in the Local Plan and the approach for bringing forward those sites identified in the latter half of the Local Plan period. It is recognised that, given the size of the sites identified for the later phases of the plan period, it will be necessary to undertake masterplanning, consultation and investigations into specific infrastructure requirements in advance of the completion of sites identified for delivery in the early stages of the plan period. This will ensure that homes can be delivered in a timely manner and to provide a supply of sites.
- 4.48 Annual monitoring will be the primary means of considering whether the borough is able to provide a supply of deliverable sites. It will be necessary to take into account completions to date, in addition to the housing trajectory to form a view on this matter, which will influence the delivery of sites in the later phase of the plan period.
- 4.49 Given local water quality issues, further development will also be dependent on the status of water bodies, and this will be considered through monitoring undertaken by the Environment Agency through the relevant River Basin Management Plan and annual monitoring information which will be reported through the council's annual monitoring. In the event that this indicates that the status of the borough's water bodies is likely to deteriorate in band status, then

the council will resist the granting of further planning permissions or release of Greenfield sites where the Environment Agency indicates that this is likely to contribute to the situation. In such situations, the council will work in partnership with the Environment Agency and the water companies to identify the means of reversing the deterioration through appropriate intervention mechanisms.

Implementation and Monitoring

The policy will be implemented by:

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

The policy will be monitored by:

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

SS5 – Neighbourhood Planning

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

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

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

The council will support the relevant parish/town council and other representatives from local communities to identify the most appropriate means of meeting this requirement, through Neighbourhood Planning, rural exceptions schemes, or a review of Settlement Policy Boundaries. Such development would, in general, be in addition to small-scale infilling within defined Settlement Policy Boundaries.

A further 150 homes will need to be identified through neighbourhood plans, or other suitable means, in areas outside of those listed above.

The delivery of housing will be monitored annually by the council to ensure the housing requirement is met. If no opportunities have been identified by 2017 the council

reserves the right to identify opportunities to address any shortfall through the DPD process.

- 4.50 The council strongly supports the principle of Neighbourhood Planning, which includes the development of Neighbourhood Plans and Neighbourhood Development Orders, including Community Right to Build Orders. Neighbourhood Planning offers local communities the opportunity to come together and agree on joint aspirations for their area, and consequently guide future development decisions. A number of local guides have been developed by the council to assist local communities through this process, including the Neighbourhood Planning Protocol (2013).
- 4.51 The council continues to support the preparation of Neighbourhood Plans across the borough, and 8 neighbourhood areas have been designated in the borough at time of publication. This includes parished areas where development levels have been set by the above policy. The council will work with these local communities to identify the most appropriate means of delivering the identified levels of development. The council will also support the development of suitable Neighbourhood Development Orders and Community Right to Build Orders which relate to a specific area of land.
- 4.52 Each of the policies in the Local Plan are strategic in nature and therefore all Neighbourhood Plans need to be in conformity with them, unless there is an agreed and significant local justification for an amended approach.
- 4.53 The delivery of housing in each of the settlements named in Policy SS5 will be monitored annually to ensure the requirements of the policy will be met within the plan period. If no opportunities have been identified by 2017 the council will assess the need for it to identify sites through appropriate means such as the adoption of suitable DPDs.
- 4.54 An additional 150 homes are expected to be delivered through Neighbourhood Planning across the borough. 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. If no opportunities have been identified by 2017 the council will assess the need for it to identify sites through appropriate means such as the adoption of a suitable DPD.

Implementation and Monitoring

The policy will be implemented by:

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

The policy will be monitored by:

- Annual monitoring of progress on the adoption and delivery of Neighbourhood Plans and Development Orders.

Policy SS6 – New Housing in the Countryside

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

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

4.55 This policy applies to the countryside, i.e. areas outside defined Settlement Policy Boundaries which are not allocated for development in the Local Plan.

- 4.56 The aim of the Local Plan is to direct development to within the identified Settlement Policy Boundaries and specific site allocations. Within the countryside it is the intention to maintain the existing open nature of the borough's countryside, prevent the coalescence of settlements and resist the encroachment of development into rural areas. The countryside is therefore subject to a more restrictive policy.
- 4.57 However, the Local Plan recognises that the borough's rural areas include a large number of smaller settlements which vary in size and function, in addition to a variety of rural enterprises. As such, the policy incorporates sufficient flexibility to support the provision of new homes where they will enhance or maintain the vitality of rural communities and meet identified needs. The policy will prevent isolated homes in the countryside.
- 4.58 The redevelopment of previously developed land in the countryside will generally be encouraged provided that the site is not of high environmental value and that the proposed use and scale of development is appropriate to the site's context.
- 4.59 Buildings constructed of temporary or short-life materials, or which are derelict or in an advanced state of disrepair, are not considered suitable for re-use. A structural survey of the building to be converted may be necessary.
- 4.60 The council recognises that existing buildings within the countryside may be subject to proposals to replace them. However, this is limited to those which are not temporary in nature or the result of a temporary permission. The impact of a replacement dwelling is likely to increase with its size, especially in relation to the impact on its surroundings and being out of scale with its plot.
- 4.61 A replacement dwelling should be replaced on its original site or as close as possible unless relocating it elsewhere would result in a positive environmental benefit, including to the local landscape or amenity.
- 4.62 The size and design of the proposal should respect the existing building and not result in the property becoming more visually intrusive in the countryside. The council will consider the size of the proposal compared with the existing building, the size of the resultant building and whether it would be out of scale with its plot. The cumulative impact of incremental extensions can significantly alter the impact of the original building over time. In considering an application for an extension, account will be taken of previous extensions to the building.
- 4.63 There may be instances where it is necessary for a new dwelling to be built in the countryside to meet the need for a worker to be accommodated on site, such as for an agricultural, forestry, horse breeding and training, livery or equivalent use. In general, given that the borough's characteristics are such that most agricultural and other countryside-based enterprises are reasonably accessible to settlements, the council will require applicants to demonstrate that the need cannot be met through (for example) call out or the provision of casual overnight accommodation rather than a full time residence.

Policy SS7 Nuclear Installations – Tadley and Burghfield

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

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

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

- 4.64 There are two licensed nuclear installations located in close proximity to the border of Basingstoke and Deane Borough Council's administrative boundary; (1) the Atomic Weapons Establishment (AWE) Aldermaston and (2) AWE Burghfield which are both situated within West Berkshire.
- 4.65 Circular 04/00 'Planning Controls for Hazardous Substances', provides general advice about the need for consultation regarding proposed developments in the vicinity of licensed nuclear installations. This is a requirement of longstanding government policy which is administered by the ONR. The consultation thresholds and zones are agreed locally between the council and the ONR and are kept under review.
- 4.66 Applicants considering new development within these consultation zones are strongly encouraged to enter into discussions with the council to establish at an early stage whether there are likely to be any health and safety concerns with regards the proposed development.
- 4.67 The consultation zones for the AWE installations cross over into neighbouring councils: West Berkshire District, Reading Borough and Wokingham Borough Council. Given the potential cumulative effects of any population increase surrounding the installations, it will be necessary to monitor committed and future development proposals in partnership with neighbouring councils, the multi agencies who have duties under REPPIR and the ONR.
- 4.68 The ONR's decision whether to advise against a particular development will be based on the extent to which the Off Site Emergency Plan can accommodate the additional population. The council will normally follow the advice of the ONR; however there may be cases where the planning benefits of a development would be deemed of such significance by the council that the potential harm to

public safety would be outweighed. In such cases, which are likely to be exceptional, the council may resolve to approve development contrary to the ONR's advice; the ONR could exercise their right to request a 'call in' as set out in Circular 04/00 in such exceptional cases.

Implementation and Monitoring

The policy will be implemented by:

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

The policy will be monitored by:

- Annual monitoring of housing completions and through discussions with the ONR and other affected neighbouring authorities.

Employment, Leisure and Infrastructure Allocations

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

Policy SS8 – Basing View

Basing View will be regenerated as a 21st century business park and will support the role of Basingstoke town by encouraging economic prosperity and inward investment.

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

- a) Establish Basing View as one of the borough's primary focuses for employment through the provision of premier sustainable business facilities (B1 use);
- b) Support regeneration through the provision of complementary mixed uses³ in the expanded Town Centre which includes part of Basing View;
- c) The efficient and effective use of under used/vacant land; and
- d) Utilise sustainable design and construction methods and provide on-site low carbon energy generation.

4.70 Basing View, the boundary of which is defined on the Policies Map, is a key asset for the borough and the regeneration of this business district is of vital importance to the commercial future of the town and borough. The Employment Land Review (ELA) identifies the importance of Basing View to delivering sustainable economic development in the borough, highlighting that the success

³ Uses such as retail, hotel(s), serviced apartments, leisure uses and restaurants.

of Basing View and other town centre investments is key to this aspiration by making more efficient use of land and being accessible by non-car modes (specifically public transport). The regeneration of Basing View to create accommodation akin to that on a business park (well specified space close to the strategic highway network) offers the greatest scope to fulfil Basingstoke's future as an office hub. As a business location, it benefits from excellent public transport and highway links and is located close to Basingstoke town centre's retail, cultural and leisure facilities. The Commercial Property Market Study (2013) identifies Basing View as one of eight key investment potential sites in the Enterprise M3 LEP area.

- 4.71 However, the image of the area, together with limited supporting uses and inadequate office stock has held back improvements in the past resulting in high vacancy rates and a poor environment for business. Basing View is competing with other business locations within the borough and elsewhere and is failing to attract new occupiers, falling short of its full potential.
- 4.72 In light of the above the council and its development partner are proactively working to re-establish the area as the borough's premier sustainable business location. The establishment of a partnership with Muse Developments is leading to some significant investments.
- 4.73 Initial masterplanning work has demonstrated that there is a robust case for the regeneration of Basing View as a sustainable urban business location. The regeneration of this area will be phased over an approximate 20 year period and will be guided by a Supplementary Planning Document, to be prepared through working closely with the local business community and through liaison with the LEP, residents and the appointed development partner. Improving the public realm, introducing an appropriate mix of uses, improving pedestrian accessibility and wider links to the town centre will revitalise Basing View and create a more attractive and welcoming environment. It is anticipated upon completion that a regenerated Basing View would contribute up to a further 5,000 jobs to the local economy during the plan period.
- 4.74 The feasibility of district heating and CHP on site should be explored and incorporated into the redevelopment proposals if both feasible and viable. Any such scheme should be designed to enable further connection and extension of the network to take place.

Implementation and Monitoring

The policy will be implemented through:

- the preparation of a SPD to provide further guidance on the delivery of Basing View, and
- the determination of planning applications for proposals on Basing View.

The policy will be monitored through:

- the determination of relevant planning applications, and in accordance with any additional monitoring established in the SPD.

Policy SS9 - Basingstoke Leisure Park

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

- 4.75 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 Park has been developed in an ad-hoc fashion and there is now a long term strategy to refresh and where possible enhance the existing facilities. The policy designates the Park as a focus for new and improved recreation and leisure facilities with the potential to attract participants from across the borough and the wider area. The boundary of the leisure park is defined on the Policies Map.

Implementation and Monitoring

The policy will be implemented through the determination of planning applications relating to the site.

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

Policy SS10 – Chineham Railway Station

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

- 4.76 The delivery of a railway station at Chineham, which would be served by the Basingstoke to Reading stopping service, would provide access to the local area's residential developments and business parks. The provision of the railway station would contribute towards reducing car use within the local area and in the wider A33 corridor, resulting in environmental, social and environmental benefits.
- 4.77 Work is continuing with Hampshire County Council, Network Rail and the current train operator (franchise due for renewal in 2016) to explore opportunities to deliver the station development. The Reading to Basingstoke line is to be electrified as part of wider rail investment plans to deliver an electrified freight network (electric spine) from the Southampton Docks to the West Midlands and Yorkshire. The electrification of the line will enable faster accelerating electric

passenger trains to operate, thus increasing capacity for additional railway stations, such as Chineham, on the Reading to Basingstoke line.

Policy SS11 – Whitchurch Railway Station Car Park

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

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

4.78 The site is proposed as a new station car park to provide additional parking capacity at the busy Whitchurch Station.

4.79 Work is continuing with the South West Trains/Network Rail Alliance to explore opportunities to deliver the station car park.

5. Community Needs

Background

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

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

Policy CN1 – Affordable Housing

The council will require the provision of 40% affordable housing on all sites of 5 or more net residential units.⁴ On-site provision will be expected.

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

⁴ Affordable housing is defined in the National Planning Policy Framework.

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

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

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

- 5.5 The provision of affordable housing to meet required needs is a key priority for the council in order to ensure that those households in need are able to access housing in the borough. The council's Housing Strategy sets targets in respect of affordable housing provision.
- 5.6 The affordable homes provided must be distributed within the development to support the creation of integrated and mixed communities, however, practical implementation and management issues will be considered when taking into account the location of the affordable homes.
- 5.7 The council's Housing Register and the assessment of housing need undertaken as part of the Strategic Housing Market Assessment (SHMA) and subsequent work, demonstrates that there is a need to maximise the delivery of affordable housing in the borough. This is on the basis that the level of affordable housing needed each year in order to address the backlog on the council's list and meet the need that is likely to arise over the next five years, is far in excess of what is likely to be delivered by way of new affordable housing.
- 5.10 The council acknowledges that the viability of schemes varies over time and with location and that given the current problems in the housing market with financial institutions unwilling to lend to developers the council is of the view that in the short term a more cautious approach should be taken to viability and as a result the amount of affordable housing sought will be negotiated based on economic viability. However, the policy still represents the starting point for discussions.
- 5.11 With the clear evidence of high levels of need for affordable housing throughout the borough, the policy requires all open market developments creating additional dwellings, regardless of size, to make a contribution towards the provision of affordable housing.
- 5.12 Although seeking contributions from all developments regardless of size, the policy has regard to the practicalities of provision on small sites.
- 5.13 While developments that meet the thresholds will be expected to make provision on-site, for sites below the thresholds, provision will be in the form of contributions towards provision elsewhere in the local area. Where the

calculation does not generate a requirement for a whole unit, the fractional contribution will also be towards provision off-site.

- 5.14 The precise scale, type and form of provision or contribution on each site will be subject of negotiation. However, where the proportion of affordable housing required does not amount to a whole number the council will seek provision of the nearest round number.
- 5.15 Further detail on the operation of the policy will be set out in a Supplementary Planning Document.

Implementation and Monitoring

The policy will be implemented by:

- working in partnership with the Housing Department, Housing Associations, registered providers and the Homes and Communities Agency or relevant bodies to ensure the delivery of homes to meet needs
- production of an Affordable Housing SPD to set out how the financial contributions in lieu of on-site provision would be calculated when considered in the context of the other contributions sought in respect of other services
- tenure needs will be reviewed annually.

The policy will be monitored by:

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

Policy CN2 – Rural Exceptions for Affordable Housing

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

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

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

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

- 5.14 The borough has a significant rural area with approximately 40% of the population living outside Basingstoke town. The specific housing needs of the rural areas are of key concern for the council and this policy seeks to provide for development of affordable housing in areas where new development would not normally be permitted. This approach is supported in national guidance which highlights how important it is to meet the current and future needs of rural communities.
- 5.15 A number of rural exception sites have been successfully delivered in the borough. However the delivery of such schemes can be slow and the council is keen to facilitate a higher provision of affordable homes in rural areas in the future with a view to maintaining sustainable communities and meeting their specific needs. The council would expect such schemes to be developed with support from parish councils and the Rural Housing Enabler.
- 5.16 The provision of small scale market development in conjunction with affordable units will help enable more development sites to come forward to meet local demand. The provision of a small number of market units will also help maintain communities where development would not otherwise occur.
- 5.17 It is expected as a starting point that all units will be delivered on one site as a comprehensive form of development, in the interests of creating sustainable communities to prevent the subversion of policy. There may however be some cases where dispersal of units may be more appropriate to the rural settlement; it would be for the applicant to demonstrate that such split sites are the most suitable option for the settlement and that the sites are deliverable. In such cases, affordable units should be split between sites to encourage social integration within the community and development would be controlled by way of S106 agreements to ensure that the development is completed in order to ensure that all affordable homes are built.
- 5.18 In addition to this rural enabling policy, the Government's proposal to introduce the Community Right to Build will enable local communities to plan and deliver housing and other services that meet local needs where there is overall support from local residents. Delivery of affordable homes as part of rural exception sites could also be identified within Neighbourhood Plans which would also facilitate delivery.

Implementation and Monitoring

The policy will be implemented by:

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

The policy will be monitored by:

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

Policy CN3 – Housing Mix for Market Housing

Development will be permitted where the mix of market housing:

- a) Provides a range of housing types, sizes and designs to deliver a wide choice of homes and meets a variety of needs; and
- b) Is appropriate to the size, location and characteristics of the site and the local area;
- c) Contributes to maintaining or improving the balance in the housing stocks in the area where the site is located; and
- d) Provides specialist forms of accommodation, suitable in type, location and character, to meet the needs of older people and people with support needs⁵, including bungalows, accommodation for downsizers, care or nursing homes and extra care housing.

The majority of homes in Basingstoke urban area should be 2 and 3 bed houses, unless local circumstances indicate an alternative approach should be taken, such as where there is a need to rebalance the provision of housing types and sizes in the local area.

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

The council will require development to include a proportion of homes to be designed to Lifetime Mobility Standards, with the objective of achieving 15 per cent of all new homes in the borough to this standard.

- 5.19 Evidence indicates that a mix of market housing required to meet future demand varies across the borough. A number of studies have been carried out to assess future housing requirements for the borough. The Strategic Housing Market Assessment (SHMA), Neighbourhood⁶ Housing Stock Analysis and Rural Housing Survey all indicate growth in the number of single person households and a smaller increase in absolute numbers of family type households up until 2029. Also, a significant proportion of these single person households will be older persons who may have particular housing requirements. Both the Neighbourhood Stock analysis and the council's Older Persons Housing Survey

⁵ Includes care or nursing homes, extra care housing and other housing to meet the needs of the NHS and Local Authority Adult Social Services including for those with a disability.

⁶ Oakley, Winklebury and Rookskin, Buckskin, Kempshott and Fiveways, HatchWarren and Beggarwood Lane, Brighton Hill, South Ham, Cranbourne, Brookvale and Kingsfurlong, Popley, Southview and Oakridge, Central. Eastrop, Black Dam, Lychpit and Binfield, Old Basing and Chineham.

found the need for appropriate 'downsizing' accommodation - 2 bedroom dwellings and 3 bedroom detached houses and bungalows with small gardens or outdoor space.

- 5.20 Due to demographic projections showing an ageing population, there will be an increasing need for housing that meets the needs of older persons, including independent housing, sheltered housing, Extra Care accommodation and care homes.
- 5.21 The evidence base indicates that in recent years the boroughs housing stock profile has adjusted to provide a more balanced housing stock. For example, within the Neighbourhood Stock Analysis study area⁷ there has been an increase in the number of smaller units provided in the last decade, however, family housing still represents the largest housing type with 68% of the stock being three bedrooms or larger in 2012.
- 5.22 As well as seeking to provide opportunities for local people to rent or buy a home, it is also important for a variety of housing types and sizes (including plots for self-build) to be provided to help achieve balanced and sustainable communities. It will be more appropriate for schemes with a higher proportion of smaller units to be provided on sites in or adjoining the centres of settlements with a good or a reasonable range of services and public transport provision. However, the appropriate range of housing for any scheme will need to take into account the physical characteristics of the site, the character of the area, community context, local housing need and existing provision.
- 5.23 Development proposals will be required to provide evidence to justify the mix of housing proposed. The mix on a site should take account of the following factors:
- housing need in the local area, including support needs
 - the characteristics of the site and local area
 - any masterplanning or development brief for the site
 - any viability considerations.
- 5.24 The council recognises that for smaller developments (typically those of 3 or less units) it may not be appropriate to meet the requirements of the policy.

Implementation and Monitoring

The policy will be implemented by:

- Advice on and the determination of planning applications for residential development.

The policy will be monitored by:

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

⁷ Basingstoke Town, Old Basing and Overton

Policy CN4 – Gypsies Travellers and Travelling Show People

The council will allocate permanent, temporary and transit pitch/plot provision to meet the accommodation needs of Gypsies, Travellers and Travelling Showpeople in the borough, as indicated in the most recent Gypsy and Traveller Accommodation Assessment.

The council will meet the identified need for Gypsies, Travellers and Travelling Showpeople through the provision of plots and / or pitches as part of Greenfield allocations as set out in policies SS9, SS10 and SS11.

If planning proposals for accommodation sites for Gypsies, Travellers and Travelling Showpeople are received for sites other than those set out in policies SS9, SS10 and SS11, they will only be permitted where:

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

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

- 5.24 The council has a commitment to support sustainable communities and address housing needs. This applies to the travelling communities as well as settled communities.
- 5.25 The council as the local planning authority is required to identify sites for the likely permanent and transit site accommodation to meet the needs of Gypsies, Travellers and Travelling Showpeople.

- 5.26 There are distinct differences in the culture and way of life of Gypsies and Travellers; and Travelling Showpeople. For this reason Planning Policy for Traveller Sites (CLG, 2012) provides two separate definitions:

Gypsies and Travellers means:

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

Travelling showpeople means:

- 5.28 *“Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family’s or dependants’ more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers as defined above.”*
- 5.29 National planning policy for Traveller Sites requires local planning authorities to identify and update annually, a supply of specific deliverable⁸ sites sufficient to provide five years’ worth of sites against their locally set targets. The council conducted an assessment of the accommodation needs of gypsies, travellers and travelling show people within the borough (June 2012) which concludes that there is a need for seven additional permanent residential pitches and two temporary stopping places to be provided within the borough by 2017.
- 5.30 The Local Plan sets a strategy for providing accommodation for gypsies in the longer term, through the delivery of sites on the three largest housing allocations. Short term needs are being progressed outside of the Local Plan and any unmet need will be considered in the preparation of the Settlement Policy Boundary Review DPD which will commence on the adoption of this plan.
- 5.31 It is important to ensure that Gypsy, Traveller and Travelling Showpeople sites are accessible and that there is convenient access to local services and facilities, specifically educational, medical and welfare services to meet needs. The available provision of local services, especially schools, to meet the needs of the occupiers must also be reviewed and appropriately addressed. When considering applications for sites, the council will take the following factors into account:
- 5.32 **Suitability of the site** – Sites should be suitable for residential use. Sites in areas at risk of flooding, contaminated sites, site close to power lines, railways

⁸ To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that development will be delivered on the site within five years and in particular that development of the site is viable.

lines, un-neighbourly uses etc. should be avoided unless the impact can be mitigated.

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

Monitoring and Implementation

The policy will be monitored through the annual monitoring of the supply of sites and planning applications for Gypsy, Traveller and Travelling Showpeople sites and through regular updates to the Gypsy and Traveller Accommodation Assessment (GTAA). The need for transit sites within the borough will be investigated through further evidence based work undertaken on a cross boundary basis.

Policy CN5 – Infrastructure

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

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

Infrastructure provision or improvements should be provided on-site as an integral part of a development. Where off-site measures are proposed they should meet identified needs, and planning obligations will be required to secure the necessary financial or equivalent contribution.

New infrastructure should be provided prior to occupation of the development, or in larger schemes, prior to the occupation of the phase of the development for which it is needed. This will be secured by appropriate planning conditions and S106 planning obligations, including bonds, where necessary.

Contributions towards infrastructure provision and improvements, across the borough as set out in the council's Charging Schedule will be secured through the Community Infrastructure Levy (CIL).

The requirements for strategic and local infrastructure are set out in the council's Infrastructure Delivery Plan (IDP), and Supplementary Planning Documents. This will

also include development briefs and masterplans associated with allocated sites. A summary of standards applied on development are set out in Appendix 3.

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

5.36 Infrastructure includes matters such as:

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

5.37 It also includes a wide range of other social, environmental and economic infrastructure, which will have been provided to support existing and new communities and will be of benefit to all. Failure to make sufficient provision for this infrastructure could result in an unacceptable burden on existing communities and the environment.

5.38 The Government is committed to securing a world-class communication system. Currently, the main barrier to this is the limited availability of super-fast broadband.

5.39 Development proposals should therefore contribute towards the provision of infrastructure suitable to enable the delivery of super-fast broadband services across the borough and facilities supporting mobile broadband and Wi-Fi, should be included where possible and viable.

- 5.40 Developments should provide for the physical requirements of communication infrastructure, allowing for future growth in service infrastructure. According to a White Paper from BT (January 2011), it is estimated that around 80% of the cost of deploying new infrastructure is associated with civil engineering costs. Therefore as a minimum, suitable ducting should be provided to the public highway that can accept fibre optic cabling.
- 5.41 Where high voltage power lines cross the development, developers will be required to liaise with utilities companies aiming for undergrounding of overhead cabling wherever possible. Opportunities to share resources and premises between different services will be prioritised to ensure local service provision works for, and supports, local communities. This could include, for example, health-care provision linked to a community hall, or a school providing opportunities for community use or adult learning. The council will work in partnership with infrastructure providers, stakeholders and cross border partners to identify and deliver the requirements for strategic infrastructure in the borough to meet forecast demands including any identified infrastructure deficits.
- 5.42 The council recognises the role of art in improving the quality of the environment and the overall design in new development proposals which can contribute to the creation of a sense of place and local identity in public buildings, commercial developments, housing, streets and parks. In appropriate circumstances the council will seek to secure the provision of public art or contributions.
- 5.43 Developers will need to demonstrate that existing, planned and/or committed infrastructure is sufficient to accommodate new development proposals. This includes demonstrating that there is adequate water supply, surface water drainage, foul drainage and sewage treatment capacity both on and off site to service the development. Necessary improvements to sewerage water treatment infrastructure will be programmed by the water companies and need to be completed prior to occupation of the development. This is to ensure that such infrastructure is in place to avoid unacceptable impacts on the environment such as sewage flooding of residential and commercial property and pollution of land and watercourses. In some circumstances this may make it necessary for developers to arrange for appropriate studies to ascertain whether the proposed development will lead to the overloading of existing local infrastructure. Where there is a capacity problem in the local network developers will be expected to requisition or otherwise fund local infrastructure improvements.
- 5.44 Where existing infrastructure is considered insufficient to accommodate new development, the council will seek contributions or measures in line with Government guidance, either in the provision of on-site facilities and/or a contribution towards enhancement of off-site facilities including strategic infrastructure. Where on-site provision or financial contributions are made, arrangements for the on-going maintenance of facilities will be required. Early implementation of infrastructure is needed including the upgrading of infrastructure where an existing capacity issue exists where relevant.
- 5.45 This infrastructure provision will be secured either through conditions or a planning obligation or mechanisms set out in Community Infrastructure Levy (CIL) Regulations. The type and amount of infrastructure sought from each

development will be appropriate and reasonable and directly related to the scale of development and the council will take into account the economic viability of the development proposal. The council will continue to work with infrastructure providers and stakeholders to identify the infrastructure required to facilitate the development set out in the Local Plan, including by what means this is to be delivered to ensure that the spatial strategy remains robust in terms of delivery.

- 5.46 The investment necessary to meet demand will come from a variety of sources, including the private development industry, public agencies, utility service providers and government funding. Priority will also be given to the opportunity for resources and infrastructure to be shared between different services.
- 5.47 The council will continue to work with other members of the LEP to facilitate economic growth in the region. This will also involve cross-border working and considering development outside the borough which may facilitate growth to benefit the LEP area.
- 5.48 Following the introduction of the CIL Regulations in 2010 local authorities are empowered to charge a levy on most types of new development. A charging schedule setting out CIL rates will be published in due course and used alongside the Planning Obligations SPD and Infrastructure Delivery Plan to help fund the provision of infrastructure needed to support development in the borough and make it acceptable and sustainable. The council will need to allow a prescribed proportion of CIL to be allocated to the neighbourhood directly affected by new development.
- 5.49 All planning obligations will continue to be carefully assessed to ensure that they meet the tests contained in paragraphs 204 and 205 of the National Planning Policy Framework and the CIL Regulations.

Implementation and Monitoring

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

- The preparation of a Planning Obligations SPD.
- Inclusion of any specific land use requirements for infrastructure in masterplans for strategic sites, including the Infrastructure Delivery Plan (IDP) identifying the key infrastructure projects required to support the delivery of the Local Plan. The infrastructure schedule will be maintained on the council's website and will be updated as further infrastructure requirements or projects are identified. And
- The council's Charging Schedule which will determine the infrastructure provided through this mechanism and the level of contribution required on a per square meter basis.

The policy will be monitored through:

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



Policy CN6 – Essential Services

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

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

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

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

5.50 The aim of this policy is to provide borough wide support to the long term sustainability of communities including:

- good access to services and facilities for all residents and businesses, with encouragement for shared resources and premises between different service providers
- an active and healthy local population supported by high quality and accessible recreational and leisure facilities, and healthcare provision
- vibrant towns and villages providing services to meet local needs
- high quality service provision for rural communities, such as health, education and broadband infrastructure
- maintenance of cultural, leisure and recreational facilities to ensure residents, workers and visitors have the opportunity to participate in cultural and physical activities to lead healthy lifestyles

5.51 The retention and improvement of local services and facilities is a key issue, particularly for residents outside Basingstoke Town, and one that has been consistently raised by residents through consultation. Support for local services

is important to the sustainability of local communities, as well as for social inclusion.

5.52 This policy 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 are no longer needed. The essential services covered by this policy are set out below. The policy covers any building or the land upon which it sits in order to avoid the loss of important community facilities through demolition. The essential facilities covered by this policy include:

- health care facilities, including surgeries, nursing and residential care homes
- shops, including local shopping parades
- post offices
- pubs
- education facilities, including libraries and childcare facilities
- places of worship
- facilities for outdoor sport, outdoor recreation and for cemeteries.

5.53 Planning applications that would entail the loss of an essential service must show evidence of alternative provision, financial viability, or the results of marketing exercises to show that the service cannot continue to be provided. The council has produced guidance on marketing requirements which sets out the minimum standard of information to be provided to the council.

5.54 This policy also seeks to support proposals for new facilities that would meet identified local needs. In addition to allowing, in principle, such proposals within the defined settlements, these services may, as an exception, be permitted adjacent to settlements where they will meet an identified need. Any application for new development should be supported by evidence of the local need or through its identification in Neighbourhood Plans.

5.55 In addition to this policy, Neighbourhood Planning will enable local communities to plan and deliver services that meet local needs where there is overall support from local residents.

Implementation and Monitoring

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

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

Policy CN7 – Community, Leisure and Cultural Facilities

Development proposals will be permitted where they:

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

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

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

- e) The facility is no longer needed for any of the functions that it can perform; or
- f) It is demonstrated that it is no longer practical, desirable or viable to retain them; or
- g) Any proposed replacement or improved facilities will be equivalent or better in terms of quality, quantity and accessibility and there will be no overall reduction in the level of facilities in the area in which the existing development is located; or
- h) The proposal will clearly provide sufficient community benefit to outweigh the loss of the existing facility, meeting evidence of a local need.

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

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

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

5.57 By way of example, and for the purposes of the Local Plan, community, leisure and cultural facilities include:

- sports and recreation facilities including playing fields, sports and leisure centres, swimming pools, indoor sports hall and leisure centres, indoor bowls, gymnastics centres, indoor sports facilities, health and fitness facilities/gyms, ice rinks, artificial turf pitches (ATP), athletics tracks, tennis and netball courts, bowling greens, grass pitches, golf courses / driving ranges, multi-use games areas (MUGAs), water based facilities e.g. canoeing and other outdoor sports space
 - health care facilities and education
 - community buildings including community centres and village halls
 - youth facilities including formal and equipped play provision, and indoor and outdoor facilities for children and young people
 - cultural facilities including concert halls, theatres, libraries, museums, archive facilities, community arts centres, arts/craft centres and art in the public realm.
- 5.58 The borough is relatively well provided for in terms of community, leisure and cultural facilities, which are supported by a strong network of council, club, community, education and private sector partners and volunteers. However, some of this infrastructure is now failing to meet changing needs.
- 5.59 As part of the Local Plan objective to advance the health and well-being of the borough's communities, the council will seek to reinforce existing levels of infrastructure in relation to community, leisure and cultural facilities in order to support increased and sustained participation within local communities. This will help to reduce inequalities in the frequency of participation, increase accessibility and encourage more community involvement from a wider cross section of residents. Accommodating the needs and expectations of younger and older people is a particular priority.
- 5.60 The focus will be on retaining, maintaining and improving existing facilities which are valued by the community so they can meet changing needs and expectations. Facilities that are valued by the community are defined as those that are recognised for their contribution to community activity and amenity, providing facilities that enable participation in a range of community, leisure and cultural activities. There will be evidence of customer demand, a track record of well-attended community activity and sound management of the facility. The identification and priorities for retaining, maintaining and improving existing provision will be set out in the council's Strategic Plan for Sport and Recreation, Cultural Strategy, Community Buildings Strategy and Community Plans.
- 5.61 The policy ensures that any development proposals that would result in the loss of community, leisure and cultural facilities must be accompanied by an assessment of both existing facilities and the need for and value of the facility to the community. The views of the local community, particularly parish councils and users of the facility, must be sought as part of this process and guidance will be available outlining what such an assessment should include.
- 5.62 The policy supports the principle of co-locating facilities although transport accessibility implications will be carefully reviewed when considering relevant proposals and it is envisaged that existing community facilities will combine

several functions in the future and form a vital focus for social and recreational activities. Transport and accessibility implications will be carefully reviewed when considering relevant proposals. Supporting the co-location of community facilities and services at sites of local and district significance includes supporting and strengthening the voluntary and community sector network of organisations in order to maximise the use and viability of community buildings, particularly in rural areas.

- 5.63 Where there is evidence that existing provision is not able to meet needs, the council will work with partners to seek and where possible, enable new facilities in accordance with the council's standards based on quality, quantity and accessibility. A hierarchy approach will be adopted to ensure the right mix of local/neighbourhood, district and borough-wide provision across the borough. The relevant standards are set out in more detail in Appendix 3.

Implementation and Monitoring

The policy will be implemented through:

- Advice on and the determination of relevant planning applications.

The policy will be monitored against:

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

Policy CN8 – Transport

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

Development proposals will be permitted that:

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

Development proposals that generate significant amounts of movement must be supported by a Transport Statement or Transport Assessment and will normally be required to provide a Travel Plan⁹.

Development should be of high quality, sustainable in design, construction and layout, offering maximum flexibility in the choice of travel modes, including walking and

⁹ Refer to guidance of Transport Assessment; Department for Transport, March 2007.

cycling, and with accessibility for all potential users¹⁰. Development will be permitted where it:

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

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

- improve accessibility to services
- reduce the need to travel
- manage congestion, and
- achieve more sustainable travel behaviour through the policies and proposals within the Local Plan.

5.65 Hampshire County Council published a Transport Statement to set out the transport objectives and delivery priorities for the borough. The Transport Statement builds upon exiting transport related documents covering the borough, notably the Local Transport Plan, Basingstoke Town Access Plan (TAP) and Local Development Framework Documents to provide:

- a local transport policy framework for the borough
- a framework to assist with the prioritisation of transport investment
- a basis for land use planning and development planning
- assistance to the council with infrastructure planning in support of the Local Plan.

5.66 It is essential that new developments provide safe and suitable access to the highway network and provide a safe and secure on-site movement layout that

¹⁰ Department for Transport Manual for Streets, and Hampshire County Council Companion Document to Manual for Streets.

minimises conflicts between traffic and cyclists or pedestrians, considers the needs of people with disabilities, accommodates the efficient delivery of goods, materials and supplies, and encourages the use of sustainable transport modes, whilst providing appropriate parking provision for all potential users. Transport provision varies considerably across the borough, with relatively good accessibility by all modes of transport (including, walking, cycling, public transport and private car) in Basingstoke town and some of the larger settlements, to lower levels of accessibility in some of the more remote rural areas.

- 5.67 Through the provision of services and facilities locally, it is possible to help to minimise the need to travel, and provide greater scope for people to have a choice of modes of transport, including non-car modes. This, together with improved use of technology to facilitate increased working from home, can assist in limiting the impact of new development on the transport network.
- 5.68 Walking and cycling have a key role to play in ensuring an increase in sustainable travel. This can be achieved by providing safe walking and cycling routes with appropriate surfaces and lighting that are accessible to all, are convenient to reach, and link to places where services are located. Secure, convenient and weather resilient cycle parking will normally be required at destinations, including at key transport interchanges; where appropriate lockers and changing facilities should also be provided.
- 5.69 Development will be resisted where it is considered it would adversely affect future infrastructure improvements for public transport. The borough's transport networks are continuing to evolve and improve through investment by the council, the highway authority and other partners.
- 5.70 Proposals will be encouraged to provide infrastructure supporting the use of alternative vehicle types and fuels in support of a lower carbon future. Examples could include installation of electric vehicle charging points.
- 5.71 Residential parking standards are set out in the council's Residential Parking Standards Supplementary Planning Document (2012) and, for non-residential developments, they are set out in the council's Parking Standards (2003). The levels of provision required varies across the borough to reflect the more rural nature of some settlements, and assists in maintaining vitality and viability in smaller settlements where alternative modes of transport may not be so readily available. Standards are also set for cycle parking, for powered two-wheeled vehicles and for the percentage of wider spaces for users with mobility difficulties. A new SPD will be produced to contain both residential and non-residential parking standards in the borough.
- 5.72 The thresholds for the need for a Transport Assessment or Travel Plan are set out in the document referred to in footnote 9 above, however, in some circumstances a Transport Assessment may be appropriate for smaller developments than suggested and a Transport Statement will normally be required to support developments for Houses in Multiple Occupation and residential sub-divisions.

- 5.73 Travel Plans are recognised for their part in reducing the impact on the environment by encouraging modal shift, including promoting schemes for reducing travel and travel at peak times (e.g. flexible working), electronic communication, car sharing or promoting transfer to alternative modes.
- 5.74 There are many rural communities where there are limited alternative forms of transport and car use is the only real option for travel. The characteristics of the borough and its relatively scattered pattern of settlements and rural road network must be considered in any transport proposals. The council will support the development of future flexible community based transport initiatives and will work with the county council to develop initiatives to serve rural areas. The retention of local services and facilities will also help to reduce the need to travel for many communities, although the travel needs of various groups such as children and older persons will require special consideration.
- 5.75 The council will seek to enter into legal agreements with potential developers to secure the implementation of specific improvements or contributions towards their implementation in accordance with the wider access strategy outlined in the Local Transport Plan, Borough Transport Statement and Community Infrastructure Levy Charging Schedule. Such improvements may include new or improved highway and non-highway access infrastructure or the provision of new or additional public transport services.

Implementation and Monitoring

The policy will be implemented by:

- the determination of planning applications.

The policy will be monitored by:

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

6. Environmental Management and Climate Change

Background

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

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

The Natural Environment

- 6.3 The countryside of the borough is one of its key assets, contributing significantly to the quality of life locally. The landscape of the borough is predominantly rural and agricultural, containing a diverse pattern of landscapes from rolling chalk downland, pastoral river valleys and historic parkland to lowland farmland and farms, villages and hamlets with a few larger settlements including Basingstoke. The north west of the borough (approximately 30% of the total area) contains 80 square miles of the North Wessex Downs Area of Outstanding Natural Beauty which is recognised as a landscape of national importance.
- 6.4 The local countryside supports a wide range of habitats and species, owing to the differing geological influences and important river systems which run through the area. In particular this includes:
- the River Test – known internationally for trout and salmon fishing and designated a Site of Special Scientific Interest (SSSI)

- the River Loddon - a high quality chalk river which is in part an EU salmonid river containing Biodiversity Action Plan (BAP) habitats;
- 6.5 Other habitats include increasingly rare wetland habitats within the floodplains of the rivers mentioned above and a relatively high proportion of remaining ancient semi-natural woodland areas. The very rarest types of site are nationally designated as Sites of Special Scientific Interest (SSSI's) (of which there are 19 in the borough) and many others are locally designated as Sites of Importance for Nature Conservation (SINC's), a Hampshire-wide designation.
- 6.6 The borough has a good range of green infrastructure assets, ranging from Green Flag awarded parks in the heart of Basingstoke to an extensive network of public rights of way and publicly accessible countryside under the Countryside and Rights of Way (CROW) Act. However, the types of green infrastructure and their benefits are not evenly distributed and the maximum benefits are not always realised due to inaccessibility, lack of awareness, poor linkages or under management. There are also pressures which could potentially affect such assets, including current trends in biodiversity loss and future growth.
- 6.7 With two distinctive geological areas, the Thames Basin and Hampshire Downs, the north of the borough contrasts strongly with the south. The southern two thirds is dominated by chalk downland, a large proportion of which forms part of the Test and Itchen catchment. The northern part is influenced by deposits of clay and sand and is generally impermeable, except for the chalk in the River Loddon at Basingstoke. This northern area forms part of the River Thames catchment and contains a complex network of rivers and streams.
- 6.8 The countryside and the borough's green networks and open spaces provide a valuable resource for agriculture, biodiversity, water and pollution management and tourism and help to encourage a sense of well-being as a part of a healthy lifestyle. The policies of the Local Plan will ensure that there is the necessary local framework in place to maintain and enhance such assets.

Policy EM1 – Landscape Impact

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

- a) The particular qualities identified within the current landscape character assessment and any subsequent updates or relevant guidance;
- b) The visual amenity and scenic quality;
- c) The setting of a settlement, including important views to, across, within and out of settlements;
- d) The local character of buildings and settlements, including important open areas;
- e) Trees, hedgerows, water features such as rivers, ancient woodland and other landscape elements and features;
- f) Historic landscapes, parks and gardens and features; and

- g) The character of the borough's rivers and tributaries, including the River Loddon and Test, which should be safeguarded.

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

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

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

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

Implementation and Monitoring

The policy will be implemented through:

- Advice on and the determination of relevant planning applications.

The policy will be monitored against:

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

Policy EM2 – Strategic Gaps

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

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

Development in gaps will only be permitted where:

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

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

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

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

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

Policy EM3 – Thames Basin Heaths Special Protection Area

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

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

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

Implementation and Monitoring

The policy will be implemented through:

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

Policy EM4 – Biodiversity and Nature Conservation

Development proposals will only be permitted where it can be clearly demonstrated that:

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

The weight given to the protection of nature conservation interests will depend on the national or local significance and any designation or protection applying to the site, habitat or species concerned. In such cases, as a last resort, compensatory measures will be secured to ensure no net loss of biodiversity.

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

In order to secure opportunities for biodiversity improvement, in accordance with the council's Green Infrastructure Strategy (and subsequent updates) relevant proposals will be required to:

- e) Include proportionate measures to contribute, where possible, to a net gain in biodiversity, through creation, restoration, enhancement and management of habitats and features that help to link key habitats;
- f) Seek a combination of on or off-site provision linked to new development in accordance with council standards; and/or
- g) Focus on identified Biodiversity Opportunity Areas and Biodiversity Priority Areas.

6.19 Pressures on local biodiversity resources range from global issues such as climate change to a lack of appropriate local management and pressures from development. Of the latter, in addition to land take issues, indirect impacts such as recreational pressure, increased pollution and water abstraction all need to be addressed in order to conserve and sustain biodiversity for current and future generations.

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

or translocation schemes where success is likely to be higher and/or make a greater contribution to the conservation of the species or habitat type concerned.

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

Implementation and Monitoring

The policy will be implemented through:

- Advice on and the determination of relevant planning applications.

The policy will be monitored against:

- The objectives and action plans of the relevant strategies and action plans outlined in the supporting text of the policy.

Policy EM5 – Green Infrastructure

Development proposals will only be permitted where they do not:

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

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

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

- d) Replacement areas will be at least equivalent in terms of quality, quantity and accessibility, and there will be no overall negative impact on the provision of green infrastructure; or
- e) A robust assessment clearly demonstrates that the space is surplus to local requirements and will not be needed in the long term in accordance with the council's local standards; or
- f) The proposal is for alternative recreational provision which meets evidence of local need in such a way as to outweigh the loss.

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

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

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

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

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

6.30 The borough's GI Strategy identifies existing greenspace assets which collectively form a multi-functional system connected by footpaths, cycle ways and bridleways and by features which enable the movement of wildlife. The strategy defines where there are opportunities to improve the network at a strategic level, and how these improvements could potentially be funded and maintained over the lifetime of the Local Plan. These will be developed in more detail through a number of subsequent action plans.

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

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

6.32 Basingstoke town is generally well provided for in the amount of green space available and most residents in the town have good access to at least one green space. However, many of these areas are of relatively low value and investment is required to improve their multi-functionality. There are, however, inequalities in terms of quantity, quality and accessibility of green spaces across the borough with certain areas having a deficiency of open space. The council recognises the

need to address the quantity of open space through provision of new green spaces to meet local need and also to address quality through the enhancement of low quality existing green spaces. The council will, from time to time, identify specific local areas of open space, which are afforded protection by this policy.

- 6.33 Residents of the borough are fortunate in having a large proportion of accessible countryside, which is covered by some 853km of public rights of way. Increased rights of access have further increased the capacity for people to enjoy the countryside, with registered common land and certain areas of open countryside, such as chalk downland being designated as 'access land'. Nevertheless, there are a number of issues relating to the rights of way network and access land, including reconciling increased recreation with potential disturbance and damage to wildlife and sensitive landscapes and habitats, lack of circular routes, and conflicts between different user groups.
- 6.34 Proposals that would harm the overall green infrastructure network will only be permitted in exceptional circumstances where the negative impact arising from the development can be wholly mitigated. In these circumstances the council will require measures including qualitative, quantitative and accessibility improvements to the overall network and for the residents affected by the development. Off-site provision provided as part of mitigation for the loss of green infrastructure will be expected to contain a similar habitat and have at least the same functional value.
- 6.35 The GI Strategy will define areas to guide and target countryside and management initiatives where biodiversity improvements are likely to have the most beneficial benefits at a landscape scale. These areas include BOAs that have been identified throughout the south east of England for this purpose, and include areas where there are local opportunities to achieve net gains in biodiversity. In addition, the strategy will identify smaller specific BPAs that are considered to represent the primary areas of priority and opportunity in which the council and its partners will actively pursue the restoration, enhancement and management of habitats as well as buffer and reconnect designated sites.
- 6.36 Where suitable, development proposals will be expected to contribute towards the improvement and enhancement of green infrastructure in accordance with the GI Strategy and associated standards. In addition, opportunities for remedying deficiencies in provision and potential to increase open space provision will be set out in the relevant development brief for the allocated sites. This will ensure that developers can incorporate green infrastructure into development proposals at an early stage.
- 6.37 The Leisure and Recreation Needs Assessment (LRNA) (and subsequent updates) includes a comprehensive assessment of the quantity, quality and accessibility of the borough's open spaces. This has been used as a basis for developing locally-derived standards for new provision, in accordance with guidance at a national level. The council's adopted green space standards are set out in full in appendix 3. This includes an expected quantity standard which all new developments will normally provide, distance thresholds and minimum size thresholds for different green space types.

Implementation and Monitoring

The implementation of this policy will be through development management decisions and the delivery of the objectives and action plans of the relevant council strategies specifically the Green Infrastructure Strategy which identifies the borough's existing green space assets and identifies where there are opportunities to improve the network. Development proposals will also be expected to contribute towards the improvement and enhancement of green infrastructure in accordance with the council's adopted local standards.

Opportunities for remedying deficiencies in provision and potential to increase open space provision will need to be set out in the relevant development brief for the allocated sites in order to ensure that developers can incorporate green infrastructure into development proposals at an early stage.

Relevant information, such as the gains and losses of different types of green spaces (in ha) resulting from development management decisions will be monitored through the annual monitoring process. Monitoring will also take place regarding the implementation and delivery of the Green Infrastructure Strategy and its Action Plan. This includes a commitment to update the Leisure and Recreation Needs Assessment every 5 years. The delivery of provision secured through new development will also be actively monitored as appropriate, in line with timescales set out in legal agreements (gains in the amount of open space, amount of developer contributions collected, how monies used off-site etc.).

Policy EM6 - Water Quality

The council will work in partnership¹¹ to protect, manage and improve the water quality of the borough's water environment; particularly the quality of water bodies which are currently failing to meet the Water Framework Directive (WFD) requirements as set out in the associated River Basin Management Plan (RBMP) documents. In the interests of positively managing the water quality of the borough, new development should incorporate sustainable drainage systems¹².

The status of the water environment is monitored as part of RBMPs and the Environment Agency's annual monitoring process, the results of which will be reported through the council's annual monitoring. Should the monitoring indicate that there is likely to be a deterioration in an individual element's band status of the borough's water body(ies)¹³; Policy SS4 will prevent further development within the relevant catchment and intervention mechanisms will be required to improve the quality of the relevant catchment prior to the release of any further allocated sites or granting of planning permissions.

¹¹ With the Environment Agency, Natural England and water companies.

¹² The main variables which identify what type of SUD may be appropriate is set out in the council's Strategic Flood Risk Assessment.

¹³ From the Baseline position set out in the December 2009 RBMP or any subsequent updates.

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

- 6.38 Basingstoke and Deane is located within a county that has more river and wetlands sites of national importance for wildlife than any other county in England. Given the importance of the borough's water environment, the council will protect and enhance its quality and supports the River Basin Management Plan objectives for improving the status of the borough's water bodies within the Thames and South Eastern Basins.
- 6.39 The River Loddon is classified as a high quality chalk river, therefore requiring special protection for both water quality and ecology. The Loddon contains many important wetland and floodplain habitats which have been designated as Sites of Importance for Nature Conservation (SINCs) and in part is designated as a Site of Special Scientific Interest (SSSI). It is also subject to the European Union Freshwater Fish Directive, designated as an EU salmonid river that contains BAP habitat.
- 6.40 The Test river valley is an SSSI and subject to an Environmentally Sensitive Area (ESA) scheme to maintain and enhance the landscape and protect archaeological and historical features.
- 6.41 With two distinctive geological areas, the Thames Basin and Hampshire Downs, the north of the borough contrasts strongly with the south. The southern two thirds are dominated by chalk downland, a large proportion of which forms part of the Test and Itchen catchment. The northern part is influenced by deposits of clay and sand and is generally more impermeable, except for the chalk in the River Loddon at Basingstoke and forms part of the River Thames catchment.
- 6.42 The current urban extent of Basingstoke drains to the River Loddon catchment and ultimately into the Thames basin. Foul water from the town drains to these catchments via Basingstoke sewage treatment works which feeds into the upper reaches of the Loddon and smaller settlements via two smaller treatment works, which drain into the Bow Brook, a tributary of the Loddon.
- 6.43 The majority of new growth is focused around the settlement of Basingstoke which drains to the Loddon. The River Basin Management Plan for the Thames basin identifies that the Loddon catchment is currently failing to meet the good ecological status of the Water Framework Directive (WFD). This is primarily due to treated effluent discharges into the River Loddon catchment from the Basingstoke area, and in particular, phosphate discharged from the Sewage Treatment Works. It is however important to recognise that WFD compliance is based on all elements that make the band status of a water body, including biological and physico-chemical.

- 6.44 The modelling in the Phase 2 Water Cycle Study has shown that the impact of additional treated sewage effluent from the allocated sites around Basingstoke is unlikely to cause a deterioration of current physicochemical band status in the River Loddon catchment. Whilst there is confidence that there will be no deterioration in chemical or physicochemical status, there remains a minor risk regarding the impact upon biological and ecological status that may result from additional developments; this risk will be mitigated through regular monitoring and phasing of development.
- 6.45 Given the need to ensure that proposed growth does not cause harm to the ecology or biological quality of the River Loddon catchment or any other water body in the borough, the Environment Agency's monitoring outcomes will be reported through the annual monitoring process and development will be managed accordingly. River Basin Management Plans are documents that are produced by the Environment Agency and are updated on a six year cycle as follows: 2015, 2021 and 2027. These documents have been produced for, and set out the pressures facing, each river basin including actions to address these pressures and the baseline position for water bodies. The council is committed to supporting the objectives of the Water Framework Directive by working towards the delivery of the actions set out for this council in the relevant River Basin Management Plan(s) and Local Catchment Plans in partnership with the Environment Agency and other organisations.
- 6.46 Strategic development in Bramley, as identified in policy SS5 would drain to the Sherfield-on-Loddon sewage treatment works, which would discharge into Bow Brook which flows into the River Loddon downstream from the Basingstoke sewage treatment works. The Water Cycle Study identifies that additional development draining to this treatment works could have a further impact on the quality of the Loddon Catchment. This will be subject to on-going monitoring.
- 6.47 In respect of the Whitchurch and Overton sewage treatment works, these discharge to the chalk aquifer in the South East River Basin instead of directly into the River Test. Groundwater quality for sites within the Test Catchment is of greater concern compared to surface water quality in the Loddon Catchment. The groundwater body status of the River Test is currently poor and therefore the impact of additional development will need to be managed. Given that the scale of growth over the plan period in Whitchurch and Overton is not as significant as that planned around Basingstoke a separate Water Cycle Study has not been carried out.
- 6.48 The use of sustainable drainage systems can also help improve water quality as any pollutants are reduced - including metals and hydrocarbons from roads and car parks. Water entering a local watercourse or groundwater body is cleaner as a result, and less harmful to wildlife habitats. The use of such systems is encouraged in Policy EM6 and Policy EM7 in the interests of improving water quality in the borough. The county council will have a role in approving such systems in the future as the SUDS Approval Body (SAB), which is being introduced as part of the 2010 Flood and Water Management Act Regulations.
- 6.49 The chalk aquifer (a principal aquifer) underlies much of the borough and is vulnerable to contamination. Of note is the groundwater body, known as the

Basingstoke Chalk, which is currently failing to meet its WFD chemical status and is at risk from diffuse sources of pollution. The council, in consultation with the Environment Agency will need to be satisfied that the risks associated with development proposals within the principal aquifer or Groundwater Source Protection Zones has been evaluated and adequate protection measures put in place for sites that are at risk of contamination, given that contaminants could leach into the water source. The Environment Agency Source Protection Zones I, II and III are shown on the Policies Map.

Implementation and Monitoring

The policy will be implemented through:

- partnership working with the Environment Agency, Water Companies and Natural England, and
- the SUDS approval board.

The policy will be monitored by:

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

Policy EM7 – Managing Flood Risk

The sequential approach to development, as set out in national guidance, will be applied across the borough, taking into account all other sources of flooding as contained within the council's Strategic Flood Risk Assessment (SFRA). Development within areas of flood risk from any source of flooding¹⁴, will only be acceptable if it is clearly demonstrated that it is appropriate at that location, and that there are no suitable available alternative sites at a lower flood risk. Development proposed in an area at risk of flooding will be required:

- a) To be supported by a Flood Risk Assessment¹⁵(FRA) (subject to the triggers set out below);
- b) To clearly demonstrate that the benefits of the development to the community, outweigh the risk of flooding when applying the sequential test and exception test (where required);
- c) When applying the sequential test, to clearly demonstrate that the impacts of climate change are taken into account as identified in the SFRA;

¹⁴ Flood zone 2 and/or 3, an area that has experienced localised or ground water flooding, at risk of future surface water flooding or a site within or upstream of a Critical Drainage Area.

¹⁵ The minimum requirements for a FRA are set out in the council's SFRA and any subsequently updated version in addition to national advice.

- d) To provide a safe access and egress route up to a 1 in 100 year event plus climate change; and
- e) To attenuate surface water run-off so that the run-off rate is no greater than the run-off prior to development taking place or, if the site is previously developed, development actively reduces run-off rates and volumes.

The triggers for a FRA are:

- All sites of 1 ha or more in Flood Zone 1;
- All Sites in Flood Zone 2 or 3;
- Sites that have a record of localised or groundwater flooding from the SFRA.

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

- 6.55 The content of the FRA will vary depending on the scale and nature of the development, and the source of the flooding, and can range from a brief report to a more detailed assessment. Guidance on content can be found in the SFRA and current guidance. The FRA should seek to reduce overall flood risk, and outline how flood risk to and from the site will be managed.
- 6.56 The use of sustainable drainage systems can directly improve water quality as any pollutants are reduced - including metals and hydrocarbons from roads and car parks. Water entering a local watercourse is therefore cleaner as a result and less harmful to wildlife habitats. All Greenfield site allocations will be required to manage surface water run-off as part of an overall strategy demonstrating that surface water is attenuated to that of Greenfield run-off rates.
- 6.57 This policy aims to achieve a planning solution to flood risk management wherever possible, steering vulnerable development away from areas affected by flooding. Where there is no alternative to development being located in an area at risk of flooding, the policy sets out specific requirements to minimise the risk.

Implementation and Monitoring

The policy will be implemented through:

- Advice on and the determination of planning applications by the council and the Environment Agency.

The policy will be monitored through:

- working in partnership with the Environment Agency, Water Companies and Natural England
- annual monitoring; and
- updates to the SFRA
- the council Surface Water Management Plan.

Climate Change

- 6.58 The UK is committed to meeting carbon reduction targets set out by the European Commission in the EU Renewable Energy Target, which requires a 20% reduction in CO₂ associated with electricity, heating and transport through conversion to renewable energy sources by 2020. The council has signed the Nottingham Declaration on Climate Change and is committed to delivering the UK Climate Change Programme.
- 6.59 A North Hampshire Renewable Energy and Low Carbon Development Study has been produced on behalf of Basingstoke and Deane, Hart and Rushmoor Councils. The study considers the energy demand from the current and future built environment, the low carbon and renewable energy potential across North Hampshire, and the delivery mechanisms for carbon dioxide reduction.

- 6.60 The study also suggests that there is wide scope and scale of potential for developing different renewable energy sources across North Hampshire.
- 6.61 BREEAM and the Code for Sustainable Homes (CSH) provide an assessment method for rating and certifying the sustainability performance of new buildings and provide a national standard aimed at encouraging continuous improvement in the sustainable design and construction of new buildings. The assessments cover a wide range of sustainability issues including energy and carbon emissions, water, materials, waste, ecology and health and wellbeing.
- 6.62 The south east of England is recognised as being ‘water-stressed’, and the borough’s Water Cycle Study concluded that new development should have increased water efficiency standards in order to manage demand on the water environment. Furthermore, reductions in water demand equate to reductions in energy requirements and therefore carbon emissions, and may reduce the need for additional or upgraded infrastructure. The implementation of increased water efficiency standards not only benefit environmental water resources but can have positive cost implications, both carbon and financial. It is proposed that this is implemented through the Code for Sustainable Homes standards.
- 6.63 Proposed changes in the Building Regulations in 2013, 2016 and 2019 are expected to result in tighter standards for CO2 emissions. The council is not proposing to apply an additional sustainability standard but will support proposals which exceed current Building Regulations.

Policy EM8 – Commercial Renewable/Low Carbon Energy Generation

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

This includes development and the use of renewable/low carbon energy which will contribute towards the delivery of the Energy Opportunities Plan¹⁶ (and any subsequent updates).

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

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

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

¹⁶ Energy Opportunities Plan, as set out in the North Hampshire Renewable Energy and Low Carbon Development Study (2010)

- 6.64 An Energy Opportunities Plan, set out in the North Hampshire Renewable Energy and Low Carbon Development Study, demonstrates and focuses opportunities for low carbon energy, including wind power, photovoltaic solar power, biomass for direct combustion and anaerobic digestion, and district heating with CHP. The constraints and opportunities that have been taken into account in the development of this Energy Opportunities Plan are also set out in the Study, together with further criteria that will need to be taken into account in detailed feasibility studies.
- 6.65 Significant local renewable resource potential has been identified across the borough, Basingstoke and Deane's Energy Opportunities Plan indicates potential locations where these could be viable.
- 6.66 Development proposals should take account of the opportunities shown on the Energy Opportunities Plan, though it does not preclude the use of other locations or technologies.
- 6.67 All proposals will be considered on their individual merits with regard to scale, location, technology type, long term and cumulative adverse impacts. Unacceptable impacts on quality of life, landscape, wildlife, heritage assets and amenity must be avoided. Long term impacts could include the deterioration of the landscape quality. To avoid such impacts the council will require that provision is made for the removal of the facilities and reinstatement of the site should it cease to be operational.
- 6.68 Any proposals that would affect the North Wessex Downs AONB should take account of the North Wessex Downs AONB Management Plan¹⁷ and the Study of Landscape Sensitivities and Constraints to Wind Turbine Developments (2006)¹⁸.

Implementation and Monitoring

The policy will be implemented through:

- Advice on and the determination of planning applications.

The policy will be monitored through:

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

¹⁷ North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2009-2014

¹⁸ North Wessex Downs AONB. A Study of Landscape Sensitivities and Constraints to Wind Turbine Developments (2006)

Policy EM9 – Sustainable Water Use

Development will be permitted provided that:

- a) New homes (including replacement dwellings) achieve at least level 4 of the Code for Sustainable Homes in terms of indoor water consumption;
- b) New homes (including replacement dwellings) achieve the Code for Sustainable Homes credit for external water use;
- c) New non-residential development of 1000sqm gross floor area or more meet the BREEAM 'excellent' standards for water consumption.

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

Compliance with this policy will require submission of final CSH certificates and post-construction BREEAM certificates as appropriate.

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

- 6.69 Climate Change has been identified as a key issue in the borough, particularly with regards to water resource issues. All new residential development has to meet the mandatory energy requirements of Code Level 3 and this will rise to Code level 4 with tightening of the Building Regulations (currently scheduled for 2013). However, the Building Regulations do not require compliance with other elements of the Code for Sustainable Homes such as water efficiency, materials and ecology.
- 6.70 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, and these should be able to be achieved without significantly onerous capital costs. This will also ensure that Sustainable Urban Drainage Systems are installed in new development, helping to manage water locally and prevent downstream flooding. The council's Water Cycle Study (October 2009) concluded that 'the region is water stressed', and recommended firm implementation of these water efficiency standards in the Code for Sustainable Homes in order to manage demand on the water environment.
- 6.71 Over the life of the plan it is likely that higher standards of sustainable construction will become viable.
- 6.72 A Construction Statement will need to be submitted with development proposals to demonstrate that the appropriate code level can be achieved.

Implementation and Monitoring

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

- a commitment from applicants that a particular level of the Code will be achieved at planning application submission stage
- design stage assessment by accredited assessor
- use of planning conditions
- advice on and the determination of planning applications.

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

The Built Environment

- 6.73 The different towns, villages and hamlets of the borough all have a distinctive character which is fundamental to creating a 'sense of place' and contributing towards the quality of life enjoyed by their residents and visitors. Significant variations in building types and designs reflect the diversity of the urban and rural areas and the manner in which the settlements have developed, varying from modern and innovative architecture to more traditional building styles. Basingstoke town has seen several phases of growth, growing substantially in the 1960's when the town was selected to re-house large numbers of people from the London area, and continuing to grow in recent years, with developments such as Hatch Warren and Chineham. As a result the design and architecture of the town reflects the period when it was built, with variations in the appearance of homes, and characteristics such as plot sizes and car parking provision.
- 6.74 The Local Plan provides a framework for securing high quality design both in new developments but also aids in the transformation of environments that have become run down and are lacking in distinctiveness, improving the image of the town for the benefit of residents.
- 6.75 The borough's historic environment is an important asset forming a vital part of the area's character and local distinctiveness. Heritage assets are highly valued for the positive contribution they make not only to our sense of place and community and our cultural life but also to attracting inward investment and tourism and enhancing the attractive image of the borough. The high quality of the borough's heritage assets is reflected in the large number of designations, with over 40 conservation areas, over 1,800 Listed Buildings, 148 Scheduled Ancient Monuments and 10 registered Historic Parks and Gardens. There are also over 600 Locally Listed Buildings and 87 parks/gardens of local architectural or historic interest and importance not currently considered to be of sufficient interest to merit statutory Listing. Such sites are highly valued by their local community and add greatly to the local distinctiveness and character of the area. The Local List has been drawn up in partnership with parish and town councils and local heritage groups across the borough. A copy of the Local List can be viewed on the council website and a paper copy can be viewed at the council's Civic Offices.

Policy EM10 - Delivering High Quality Development

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

1. Development proposals (excluding household extensions) will be permitted where they:
 - a) Contribute to the provision of neighbourhoods and places for work and leisure that are well connected, accessible, safe, easy for people to find their way around and, function well in practical terms
 - b) Are accessible to all and promote buildings that are durable, adaptable and able to respond to changing social, environmental, technological and economic conditions;
 - c) Positively contribute to the appearance and use of streets and other public spaces;
 - d) Promote the efficient use of land and achieve appropriate housing densities which respond to the local context, as informed by community documents¹⁹, and which take into account the urban, suburban or rural location of the site; and
 - e) Provide a co-ordinated and comprehensive scheme that does not prejudice the future development or design of adjoining sites.
2. All development proposals will be required to respect the local environment and amenities of neighbouring properties in accordance with the principles set out below. Development proposals will be permitted where they:
 - a) Positively contribute to local distinctiveness, the sense of place and the existing street scene, taking into account all relevant SPDs and community documents that identify the local character and distinctiveness of an area which is valued by local communities, whilst allowing for innovation where appropriate;
 - b) Provide a high quality of amenity for occupants of developments and neighbouring properties, having regard to such issues as overlooking, access to natural light, outlook and amenity space, in accordance with the Design and Sustainability SPD;
 - c) Have due regard to the density, scale, layout, appearance, architectural detailing and materials of the surrounding area, and the relationship to neighbouring buildings and landscape features;
 - d) Are visually attractive as a result of good architecture;
 - e) Provide appropriate parking provision, in terms of amount, design and layout, in accordance with the adopted Parking Standards;
 - f) Provide appropriate internal and external waste and recycling storage areas and accessible collection points for refuse vehicles, in accordance with the Design and Sustainability SPD, in order to promote effective recycling and disposal of household and commercial waste.

6.76 This policy seeks to achieve high quality development across the borough, based upon a robust design-led process and a clear understanding of the local

¹⁹ Community documents include, for example, Village Design Statements, Community Plans, Neighbourhood Plans and Orders, Urban Character Studies and Conservation Area Appraisals.

identity and context of development and the contribution better design can make to the creation of successful, inviting places where people want to live, work and enjoy themselves.

- 6.77 The borough contains a wide variety of settlements that vary in size, character and the role that they play in the local area. The town of Basingstoke contains a vast array of different architectural styles from medieval almshouses to modern landmark office developments. This provides the challenge of responding to the very different design needs of rural and urban areas in terms of density, building styles and materials and highlights the need for a real understanding of the surroundings, local context and character before the design process begins. All future development will be expected to be of the highest quality and design, respond to local context, and encourage creative and innovative design where appropriate.
- 6.78 The different towns, villages and landscapes of the borough have a distinctive character. This local distinctiveness of the landscape and built environment is fundamental to creating a 'sense of place' and makes an important contribution to the quality of life enjoyed by the borough's residents and visitors. Developments should positively contribute to this local distinctiveness and sense of place, taking into account the Design and Sustainability SPD, along with designations and locally produced documents that identify the local character and distinctiveness of an area that are valued by local communities.
- 6.79 Future development will assist in the transformation and regeneration of areas such as Basing View and some housing estates to provide them with locally distinctive, high quality environments.
- 6.80 Residential developments will be expected to provide a high quality of amenity for their occupants, including sufficient internal space and external amenity space. The size of dwellings has reduced, on the whole, over the last few decades with many new houses and flats not providing the level of living and storage space which people reasonably expect.
- 6.81 Good design relates not only to the appearance of a development but also how well it works in practical terms. Streets and other public spaces must be easy for people to find their way around, stimulating, with high quality street furniture providing a safe environment, in accordance with Secured by Design principles²⁰. Development should also contribute to providing attractive public areas that promote biodiversity and healthy lifestyles. Development should be flexible, accessible to all and should be able to respond to the challenges of climate change. Residential development should be built to a standard capable of adaptation to enable people to remain in their homes until old age, including a proportion being built in accordance with Lifetime Mobility Standards.
- 6.82 Developers should engage early and meaningfully with the local community and their representatives including councillors, where appropriate, in accordance with the guidelines set out in the council's Statement of Community

²⁰ Secured by Design is a Government-backed document, produced by ACPO, which explains how the design of development can reduce opportunities for crime

Involvement²¹. Consultation prior to the submission of an application is a valuable and effective exercise in informing and achieving good design. When putting forward development proposals applicants are expected to explain, through an accompanying Design and Access Statement (when required) how they have taken a design-led approach in accordance with the principles set out in this policy and other relevant council design guidance. Other design guidance includes the Design and Sustainability SPD and its appendices as well as community led planning documents, such as Village Design Statements and Neighbourhood Plans. These community led documents describe the distinctive character of an area and set out design principles to demonstrate how local character can be protected and enhanced.

Implementation and Monitoring

The policy will be implemented through:

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

The policy will be monitored through:

- Building for Life assessments.

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

Policy EM11 – The Historic Environment

All development must preserve or enhance the quality of the borough's historic environment. Nationally designated heritage assets such as Listed Buildings, Conservation Areas and Scheduled Ancient Monuments have special protection through legislation.

Development proposals which would affect nationally or locally designated heritage assets or undesignated heritage assets²² will be permitted where they:

- a) Demonstrate a thorough understanding of the significance of the historic asset and its setting, how this has informed the proposed development, and how the

²¹ The Statement of Community Involvement (SCI) is produced by Basingstoke and Deane Borough Council and sets out the process for community engagement

²² Locally designated heritage assets include locally listed buildings, archaeological remains and registered and other historic landscapes, parks and gardens. Undesignated heritage assets are assets which have not previously been identified as such but are of sufficient quality and/or interest to qualify for either local or national designation.

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

- 6.83 The council will seek to protect the historic assets of the borough for their historic significance and their important contribution to local distinctiveness, character and sense of place. The historic environment is a finite and non-renewable resource requiring careful management. Population growth and development will place greater demands on the historic environment and it is therefore essential that development is managed to maintain our heritage assets for future generations, and to ensure that development proposals are well designed and do not detract from existing local characteristics and built form that make a positive contribution to the area.
- 6.84 In managing the historic environment, the first presumption is that such assets will be conserved and enhanced. In some cases, an alternative use may be more appropriate in the interests of securing the long-term conservation of an asset. In accordance with national guidance, weight will be attached to the benefits of ensuring a viable use of the heritage asset when making a balanced assessment of such development proposals. Where a host building is identified as a heritage asset, it is important to recognise that, whilst 'host' refers to the building that currently exists, in many cases the host building will have been subject to changes over time. In assessing proposals to extend or alter the host building, it will be necessary to take into account the evolution of the building in relation to its original form and character.
- 6.85 In addition to statutory designations, there are a number of un-quantified heritage assets across the borough, including historic buildings, archaeological sites and historic landscapes that do not currently have statutory protection. However, despite the absence of designation such assets still have heritage interest and are thus a material planning consideration when relevant planning applications are determined.
- 6.86 Where development may affect a heritage asset, applicants will be required to demonstrate a full understanding of its significance and will be expected to address this through the pre-application discussion process. Relevant sources and guidance, including Conservation Area Appraisals, Conservation Area Management Plans, Community Plans, Neighbourhood Plans and Orders, Urban Character Assessments and the Historic Environment Record, along with any subsequent updates, must be utilised.

- 6.87 The council will promote and develop the Historic Environment Record (a series of linked computer databases that hold information on known archaeological sites, finds, landscapes, buildings and other aspects of the historic environment) by working in partnership with Hampshire County Council to ensure that there is a suitable evidence base upon which to base decision making at all levels.

Implementation and Monitoring

The policy will be implemented through:

- advice on and the determination of planning applications
- guidance set out in Conservation Area Appraisals, Conservation Area Management Plans, Community Plans, Neighbourhood Plans and Orders, Urban Character Assessments and the Historic Environment Record, and any subsequent updates

The policy will be monitored through:

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

Policy EM12 - Pollution

Development will be permitted provided that it does not result in pollution²³ which is detrimental to quality of life²⁴, or poses unacceptable risks to health or the natural environment.

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

Development which is sensitive²⁵ to pollution will only be permitted where:

- a) There would be no detrimental impact on quality of life as a result of existing, historic, or nearby land uses and activities; and
- b) It would not lead to unacceptable risks to human health or the natural environment, as a result of existing, historic, or nearby land uses and activities; or
- c) Adequate remedial or mitigation measures are proposed and can be implemented.

²³ Pollution is defined as anything that affects the quality of land, air, water or soil, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light (NPPF Glossary).

²⁴ This refers to those impacts which cannot be measured by health impacts. An example of this would include a reduction in the quality of residential amenity due to external factors e.g. unacceptable increases in noise levels.

²⁵ This includes housing, hospitals, schools and residential care and nursing homes.

- 6.88 Pollution can be a significant consideration with regard to new development, whether it is pollution that may arise from the proposed development, or development which is sensitive to pollution. The consequences of pollution in these scenarios is that harm to human health or quality of life may arise if there is exposure to it.
- 6.89 The purpose of this policy is to ensure that where pollution is a reasonably foreseeable consideration, the approach to investigating these concerns is consistent. Where there is likely to be some pollution related impact, quantifying this is vital to determining whether or not proposed development could be acceptable or not, or how it may impact the design of the scheme.
- 6.90 In assessing and considering the acceptability of proposed development, and where pollution would be caused by the development, or where the development would be sensitive to pollution, all information relating to the likely impacts should accompany any application for development. The absence of sufficient supporting information may lead to an application being refused.

Noise

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

Air Quality

- 6.92 Concerns surrounding air quality and its potential impact on health primarily stem from situations where proposed development would be located near busy and congested roads. However, it also relates to situations where odour is associated to particular commercial, industrial, or agricultural activities which may affect quality of life.
- 6.93 In assessing the potential impact of air quality on development, or on air quality from development, developers must consider whether their proposal would introduce a sensitive user to an area of poor air quality, or whether their proposal would lead to deterioration in air quality.

Contaminated Land

- 6.94 Ground contamination becomes a material consideration when proposed development may contribute to, or expose users to, unacceptable levels of contamination which gives rise to risks to health. Contamination may exist due to past uses of the land, and it is vital that these do not impact upon the future users of that land.
- 6.95 Where a site is affected by contamination the responsibility for securing a safe development rests with the developer/land owner. Where there is a known

historic use which is likely to have led to ground contamination, a staged investigation of the degree and likely impact of any contamination will be required upon submission of a development proposal. Ground contamination is not restricted to sites where there has been an obvious and potentially contaminating land use in the past. Often on sites that appear, or are thought to have had no particular historic use, contamination can be present.

- 6.96 Where any proposed development introduces a sensitive user to a new development site, whether or not there has been a previous land use, in the first instance a Phase 1 desk top study and site reconnaissance will normally be required.

Light Pollution

- 6.97 Artificial lighting schemes whether proposed or existing are a consideration for new or existing residential development and can often give rise to unwanted impact and in the worst cases statutory nuisance. Schemes which propose the above will have to consider the potential impact in line with recognised industry methods, and should conform to the recognised guides.

Implementation and Monitoring

The policy will be implemented by:

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

The policy will be monitored by:

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

7. Economic Development

- 7.1 The aim of the Local Plan is to maintain and enhance the borough's position as a prosperous economic centre which is vital in ensuring that the borough is a good place to live, work and visit.
- 7.2 To achieve this in sustainable ways requires a 'smart growth' or 'sustainable economic growth' approach. This will include encouraging and enabling sustainable economic development proposals and employment growth as well as the more efficient use of the borough's existing resources including employment land and infrastructure. This has implications for the nature and type of investment attracted by the borough, the training and skills development of the existing workforce along with the education and training of future entrepreneurs, managers and employees.
- 7.3 Measures include promoting the regeneration and redevelopment of existing employment land, providing the means for the workforce to acquire the right skills and providing the tools to allow businesses to start, innovate and grow, for example through improving ICT infrastructure.
- 7.4 The vitality and vibrancy of the borough's existing town, district and local centres will be protected, and the sustainable economic development of the borough's smaller settlements and the countryside will be supported.

The policies within this chapter will therefore set the framework for achieving the following 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).

- 7.5 The council will encourage sustainable economic and employment growth via new employment development and redevelopment in the borough's existing Employment Areas and town/district centres as well as supporting the growth and development of businesses elsewhere in the borough, including by the redevelopment and extension of existing premises. It will also support proposals that enable an increase in the productivity of the borough's businesses. Innovation is vital in this respect, and this is linked to improvements in business infrastructure (such as the coverage of high performance fibre optic broadband and mobile telecommunications coverage and performance) as well as improvements to the availability and quality of ICT in new premises.
- 7.6 As well as supporting existing business to innovate/grow and encouraging the formation of new businesses, an important element of the economic development of the borough is attracting new investment, both in the form of new businesses moving in and investment in the physical and social infrastructure to support economic growth. Crucial to attracting new businesses to move into the borough is the availability of the right type of employment land and premises, and an attractive quality of life for employees. This objective will be supported by the regeneration and redevelopment of the existing Employment Areas, and particularly Basing View, for new employment use

development. The regeneration of Basing View, covered by Policy SS8 and outlined in section 4, will make an important contribution to the supply of high quality modern business premises that many businesses intending to relocate into the borough will be looking for.

- 7.7 The borough is fortunate in having a strong and diverse economy with a good balance of businesses in knowledge based sectors (including advanced manufacturing and ICT), financial/business services, logistics/distribution and environmental technologies. This is combined with a diverse rural economy including food production, equestrian related businesses and rural crafts. A key objective of the council is to maintain (and where possible enhance) this economic diversity including by ensuring a similar level of diversity in the availability of employment land and premises.
- 7.8 Working with partners, including the LEP, the council will seek improvements to the infrastructure necessary to support the economic development of the borough including high performance fibre optic broadband, mobile coverage performance and key transport improvements. All new development (both commercial and residential) will be required by Policy EM10 to promote buildings that are durable, flexible and adaptable and able to respond to changing technological and economic conditions. This will include the potential to be connected to the latest broadband and mobile telecommunications services. In addition, developers will need to demonstrate that existing or planned infrastructure (including ICT infrastructure to support economic development) is sufficient to meet the needs of new development in order to comply with Policy CN5.
- 7.9 A resident workforce with the right skills to match the needs of the businesses in the borough is an important element of a prosperous economy. It provides businesses with the workers they need to grow and contributes to the objective of full employment while minimising the distances workers need to travel. Research has highlighted that employability skills in particular is an area where the skills of residents could be better matched to the needs of businesses. Working with partners (and particularly the LEP) the council will support residents to improve their skills including, where appropriate, the provision of education, training and research and development facilities.
- 7.10 The quality of life in an area is an increasingly important consideration for businesses and their employees when choosing a location to be based. Studies have concluded that the borough performs well on a number of measures of quality of life. The council will enhance the borough's quality of life through a number of the policies in the Local Plan including:
- retail centres (promoting the vitality and viability of the borough's town and district centres)
 - delivering high quality development (creating attractive places and spaces for people to live, work, play, and relax)
 - community, leisure and cultural facilities (retaining and improving existing facilities and providing new facilities where appropriate)
 - rural economy (including supporting rural tourism)

- policies designed to protect the environment.

Policy EP1– Employment Development

New office and hotel (including conference facilities) development will be directed to the borough's town and district centres as identified in Policy EP3. The scale of development proposals should be appropriate to the centre, taking into account its size and distinctive qualities. If suitable sites are not available in the town and district centres the following sequential approach will be applied:

- a) Edge of centre sites within the Employment Areas of Basing View (incorporating Gresley Road), Houndmills and Daneshill and other suitably located previously developed land on the edge of the town and district centres;
- b) Sites within Chineham Business Park, Hampshire International Business Park and Viables Business Park and previously developed land in an out of centre location with good accessibility by public transport to a town or district centre;
- c) Other out of centre sites within the Employment Areas.

Development for other types of employment use will be located in the defined Employment Areas listed below, where it is of a scale appropriate for the location:

- Basing View (including Gresley Road)
- Brighton Hill
- Chineham Business Park
- Daneshill (East and West)
- Hampshire International Business Park
- Houndmills
- Land north of Daneshill East
- Land south of Chineham Business Park
- Viables Business Park
- West Ham
- Beggarwood
- Coronation Road
- Moniton
- Bramley
- Kingsclere
- Whitchurch

Within the strategic housing sites listed in Policy SS3 employment uses will be permitted where they are of a scale and type appropriate for the site's location and they will contribute to the creation of a sustainable mixed use community.

Employment development that enhances the range of unit type, size and quality in the borough will be supported, particularly where it includes the incorporation of ICT and flexible smaller units for new businesses.

7.11 The overall strategy for the location of employment development is based on the Economic Development objectives and the evidence prepared to inform the Local Plan including the Employment Land Review (ELR) and subsequent monitoring exercises and updates. The ELR provides a detailed assessment of the supply of employment floorspace within the borough and the likely future demands. The report concludes that:

- The Basingstoke and Deane office market is very distinct and larger than those in neighbouring authorities. Over the plan period the borough will require approximately 156,000 sqm of B1 floorspace to meet future needs. The report confirms that levels of existing floorspace from existing allocations, in addition to the regeneration of Basing View is likely to generate enough additional floorspace to meet project levels of employment growth.
- Basingstoke town is an important commercial centre in Hampshire with a large concentration of industrial space. However, there is no justification for allocating new B2 land, but current industrial land designated should be protected unless they are unviable.
- The proximity of Basingstoke town to the south coast and strategic road network makes it particularly appealing for logistics. However, there is a forecast oversupply of B8 accommodation in the borough and therefore it is recommended that no further land is allocated for B8 use.

7.12 In light of the above evidence the Employment Areas, as defined on the Policies Map, will remain the main locations for employment development in the borough, reflecting their suitability and scope to accommodate development in the future. The main potential sources of future office space (the main type of employment space likely to be required in the future) are Basing View (following the regeneration of the area into a modern business area) and Chineham, Hampshire International and Viables Business Parks.

7.13 For the purposes of Policy EP1 an 'employment use' includes the B Class uses i.e. B1 business (including offices), B2 general industry and B8 storage/distribution uses. The policy identifies the main locations for employment use development in the borough, consistent with the conclusions of the ELR on their size and characteristics and national planning policy, particularly with regard to the location of the main town centre uses of offices and hotel and conference facilities. They include the existing business parks of Basing View, Chineham, Hampshire International Business Park and Viables that have the greatest potential to accommodate new office development.

7.14 Policy EP1 takes a sequential approach to the location of office and hotel development starting with the borough's existing centres. However, recognising the limited capacity in these centres, the policy sets out the sequential approach that should be followed if there are no suitable sites in the centres, starting with edge of centre sites (particularly at Basing View), followed by the more accessible out of centre locations of the existing business parks. Proposals for these main town centre uses in out of centre locations will need to be accompanied by a supporting statement that demonstrates there are no sequentially preferable suitable sites available for the proposed development.

- 7.15 The Basing View policy (SS8) provides further detail on the policy approach to this key location for future office development and the role that a regenerated Basing View as a modern sustainable urban business park will play in improving the competitiveness of Basingstoke as an office location. The other Employment Areas listed in the policy, including the Houndmills and Daneshill Areas, have the potential to accommodate more of a mix of employment uses, including industrial and storage/distribution businesses subject to the development being compatible with the location (in terms of scale and operational requirements) and complying with policies on accessibility and transport and respecting the environment and amenities of neighbouring properties.
- 7.16 Smaller scale employment development will be supported in the other Employment Areas in the borough (including those in Bramley, Kingsclere and Whitchurch) and the district centres of Tadley, Brighton Hill, Chineham, Overton and Whitchurch, but only where it is of an appropriate scale for these smaller Employment Areas and less accessible locations.
- 7.17 One of the strengths of the borough's economy is its diversity in terms of the types of employment by economic sector. The manufacturing sector (including advanced manufacturing) still accounts for a significant proportion of total employment and there is a strong representation of service sector employment including finance, IT and other business services. However, an analysis of the distribution of total employment by business unit in the ELR concluded that a higher proportion of the borough's employment was accounted for by large businesses (i.e. with more than 200 employees) compared to elsewhere. An important aspect of encouraging a diverse and balanced economy is ensuring that a range of employment premises is available to accommodate as wide a variety of business type and size as possible.
- 7.18 A key element of the masterplan vision for Basing View is the provision of a range of office types in terms of size, specification and shared/single occupancy. Such an approach will be encouraged for all forms of employment development by Policy EP1.

Implementation and Monitoring

The policy will be implemented through:

- Development management decisions on planning applications.

The policy will be monitored through:

- Annual monitoring data on economic floor space completions and planning application approved for change of use in the locations specified.

These will be reported through the annual monitoring process.

Policy EP2 – Alternative Uses of Employment Sites

Alternative uses for employment sites including in the defined Employment Areas, will be permitted where:

- a) The proposed use would be suitable for the location and not harm the function and operation of any neighbouring businesses; and
- b) The applicant demonstrates that they have explored options for either a single employment use or mix of uses including employment, without success and there is no reasonable prospect of an employment use on the site; and
- c) The site does not have strategic importance as an employment site in its location or for the borough as a whole.

- 7.19 The strategy of re-using, regenerating and making more efficient use of existing employment land is consistent with the principles of 'sustainable economic growth'. However, the potential for an oversupply of employment land identified in the ELR requires an approach that is flexible enough to allow the release of employment land where it can be demonstrated it is no longer required, balanced against the need to meet future expansion needs, provide for inward investment and provide employment opportunities for residents.
- 7.20 Policy EP2 provides a degree of flexibility in the borough's Employment Areas, as defined on the Policies Map, to enable the provision of other types of development such as retail and leisure which can act as supporting uses to the operation of an Employment Area and increase market demand for these areas.
- 7.21 Proposals involving the loss of employment land outside of Employment Areas will also be resisted. Outside of Basingstoke town such sites provide important local employment opportunities helping to maintain economic diversity and the supply of premises for small businesses.
- 7.22 In assessing planning applications, the local planning authority will take account of a range of market evidence including the results of marketing a site for an employment use which would generally be expected to last a minimum period of 12 months. The evidence on vacancy and supply of land and premises for employment use generally will be expected to focus on alternative land and premises of a similar type, size and quality in the locality. Each proposal will be considered on its own merits and the expected level of detail of market evidence relating to demand which is required will reflect the scale and characteristics of the particular site.
- 7.23 The ELR recommended that a cautious approach be applied to development proposals involving the loss of employment land. However, such an approach should be combined with the flexibility to allow the transfer of employment land to other uses on a case by case basis where it can be demonstrated an employment use is no longer needed.

Implementation and Monitoring

The policy will be implemented through:

- development management decisions on planning applications
- supplementary guidance note on the marketing of employment premises.

The policy will be monitored through:

- changes in the supply of employment land and space
- net completions of employment space
- levels of vacancy (across the borough, but particularly in the employment areas)
- indicators of economic/employment growth and demand for employment space.

These will be reported through the annual monitoring process.

Policy EP3 – Town, District and Local Centres

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

The hierarchy of centres is:

Town Centre

Basingstoke

District Centres

Brighton Hill

Chineham

Overton

Tadley

Whitchurch

Local Centres

Kingsclere

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

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

Basingstoke Town Centre

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

Within the defined Primary Shopping Frontage, the change of use of shops (Use Class A1) to other retail uses (Use Classes A2-A5), and the change of use of existing retail uses (Use Classes A1-A5) to non-retail uses will not be permitted.

Within the defined Secondary Shopping Frontage, proposals for development other than shops (Use Class A1) will be permitted where:

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

Developments which support the cultural and historic offer of the area will be supported.

- 7.24 The policy sets out a retail hierarchy for the borough, reflecting the role and relationship of centres and parades in the borough's retail network. These defined centres form the focal point for services and facilities serving the surrounding population. The boundaries of the town, district and local centres are defined on the Policies Map.
- 7.25 Basingstoke Town Centre is the principal centre in the borough. The district centres at Brighton Hill, Chineham, Overton, Tadley and Whitchurch have a significant role in maintaining and enhancing prosperity, serving the day-to-day needs of their local populations but also providing access to services for neighbouring areas across and beyond the borough. The local centre at Kingsclere also plays an important role for its village community. A number of local shopping parades across the borough serve the day-to day needs of local communities, as referred to under the essential services policy (CN6).
- 7.26 Whilst a number of centres beyond the borough's boundaries such as Andover, Newbury and Reading provide services for some of the borough's population, Basingstoke Town Centre is the main retail, employment, commercial, leisure and public transport hub for both the borough and the wider area.

Basingstoke Town Centre

- 7.27 The 2013 Retail Assessment estimated that the retail capacity for new (convenience and comparison goods) retail floorspace in the borough over the plan period would be approximately 30,000 square metres, the majority of capacity being in comparison goods. The growth in convenience goods

floospace is estimated to be low, at less than 4,000 square metres. In order to provide flexibility to accommodate this level of growth, and also provide the opportunity for the centre to improve in the future, the Basingstoke Town Centre boundary, as defined on the Policies Map, has been extended. This approach aims to reduce the possibility of additional services and facilities being located in out of centre areas, whilst also supporting the ambition of reinforcing the town centre as the destination of choice for local residents, workers and those living outside the borough without the need for them to travel to other towns. This approach will also help deliver the 'Vision for Central Basingstoke' and support the council's strategy of regenerating Basing View which includes improving the current severance between it and the town centre.

- 7.28 A Primary Shopping Area for Basingstoke Town Centre has been defined which comprises the town centre's Primary and Secondary Shopping Frontages. The Primary Shopping Frontage defines Festival Place and The Malls as the retail core of the town centre. This Primary Frontage is characterised by the highest proportion of Use Class A1 shop uses in the town centre. In order to protect the vitality and viability of the town centre as a whole, it is necessary to protect the A1 uses in this Frontage. A greater variety of retail uses are found in the defined Secondary Shopping Frontage which mainly comprises the 'Top of Town' area. Proposals in this Secondary Shopping Frontage should not result in a reduction in A1 uses, nor lead to an imbalance of other retail uses (Use Classes A2-A5), where this affects the vitality, viability and character of the area, particularly in terms of its specialist retail offer.
- 7.29 The definition of a Primary Shopping Area in Basingstoke Town Centre effectively leaves some areas outside of this Primary Shopping Area but inside the extended Town Centre Boundary. These areas are, by definition, 'edge of centre' for retail purposes but within the centre for other town centre uses, this ensures that uses in these areas will complement rather than negatively impact on the town centre's existing offer. In line with the council's approach to Basing View, all of the area within the extended town centre boundary in this location will be considered as edge of centre rather than out of centre.
- 7.30 Whilst the borough's retail assessment (2009), which was updated in terms of need in 2013 (and will continue to be regularly updated as required), shows that Basingstoke Town Centre is generally vibrant, a number of weaknesses have been identified including the need for a more diverse retail offer and an improved night time economy. The policy seeks to ensure the development of a well-connected and well-designed Town Centre. Through the requirement for higher quality design in new development, the architecture of the town centre environment will be improved. A diverse range of complementary evening and night time economy uses will be encouraged to improve the appeal for a wider range of age and social groups, in a safe and vibrant environment. The role that high quality residential development can have on the centre's vitality is also recognised.

Other Centres

- 7.31 The borough's retail assessment (2009), concluded that each of the borough's district and local centres are fulfilling their roles and designating these areas will

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

Impact Assessments

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

Implementation and Monitoring

The policy will be implemented through:

- Advice on and the determination of relevant planning applications.

The policy will be monitored through:

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

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

The rural economy

- 7.33 While the main thrust of the council's economic development efforts is focused around identified employment areas and our main centres for retail and related development, the Local Plan also needs to address needs and opportunities across the borough, including smaller settlements and the borough's large and highly valued rural hinterland. Although this includes relatively large areas of open countryside (woodlands and farmland) the borough does not have any

‘remote rural’ areas, since there is no part of the borough that is more than about 10km from its nearest town, district or local centre, including those outside the borough boundary.

Policy EP4 – Rural Economy

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

- a) Are on previously developed land; or
- b) Are for a change of use or conversion of a suitable permanent building; or
- c) Are for a replacement building that is not temporary in nature or for an extension to an existing building, provided that the proposal should not require substantial rebuilding, extension or alteration, and should not result in the requirement for another building to fulfil the function of the building being converted; or
- d) Enable the continuing sustainability or expansion of a business or enterprise, including development where it supports a farm diversification scheme and the main agricultural enterprise.

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

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

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

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

7.35 The rural area of the borough makes a vital contribution to the strength and diversity of the borough's economy containing significant economic activities such as farming, traditional rural crafts, equestrian uses, locally based services and a number of regionally or nationally significant tourist attractions. As well as occupying a wide variety of business premises (both in terms of type and size), many of these activities comprise micro-enterprises or self-employed people working from home. However, in common with rural areas elsewhere, the rural economy of the borough faces a number of challenges including the restructuring of agriculture, varying levels of economic infrastructure (including low speed or non-existent broadband connections) and lack of appropriate employment premises.

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

Implementation and Monitoring

The policy will be implemented through:

- the determination of planning applications.

The policy will be monitored through:

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

Policy EP5 – Rural Tourism

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

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

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

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

7.42 The tourism industry makes up a core component of the borough's economy, with tourism related²⁶ activities employing 4,500 people in the borough in 2007.

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

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

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

Implementation and Monitoring

The policy will be implemented through:

- the determination of planning applications.

The policy will be monitored through:

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

²⁶ ONS Annual Business Inquiry 2007. Tourism consists of industries that are also part of the services industry. Employee jobs excludes self-employed, government supported trainees and HM Forces.

Appendix 1– Summary of Evidence Base

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

Evidence Base Document	Summary	Date Reported to Councillors
Affordable Housing Viability Study June 2010	A study which examines the impact of affordable housing policies on the viability of smaller housing developments within the borough. It was jointly commissioned with Winchester City Council and East Hampshire District Council.	LDF Members' Advisory Panel (MAP) Meetings: 7 January 2010 14 July 2010 25 February 2010
Affordable Housing Viability Update July 2013	A detailed affordable housing viability assessment to inform the policy on this issue for inclusion in the Local Plan. A viability assessment was also completed on the draft Local Plan policies.	Planning and Infrastructure Overview and Scrutiny Committee: 3 July 2013
Biodiversity Assessment February 2010	An assessment which provides guidance on the biodiversity implications of accommodating future development within the borough, with a focus on areas around Basingstoke, where strategic sites are most likely to be situated.	LDF Members' Advisory Panel (MAP) Meetings: 7 January 2010 25 February 2010
Biodiversity Assessment (Additional Sites) September 2011	A supplement to the 2010 Biodiversity Assessment, which provides an assessment of a further fourteen sites. In order to enable a comparison of sites in terms of biodiversity constraints, each site is given an overall grading based on their compatibility with biodiversity planning policies.	Reported via the site assessment process
Biodiversity Assessment for the	A further supplementary report of an additional eight sites.	Reported via the site assessment

Local Development Framework/Local Plan (Further additional Sites) January 2013		process
Countryside Design Summary (CDS) September 2008	A study which explains the design relationship between the borough's landscape, settlement patterns and buildings. It provides design criteria against which any future development can be assessed and aims to ensure that careful consideration is given to the way in which new development will relate to its surroundings. The CDS now forms part of the council's Design and Sustainability SPD (Appendix 14).	
Economic Growth and Employment Land Requirements in North Hampshire June 2008	A study which examines the future requirements for employment land up to 2026. It was undertaken by the three local authorities that make up North Hampshire (Basingstoke and Deane, Rushmoor and Hart Councils) along with Hampshire County Council. The results of the study were used to provide part of the context for the council's Local Employment Land Review (see below).	LDF Members' Advisory Panel (MAP) Meetings: 28 July 2008

The Local Plan should be read as a whole. Proposals will be judged against all relevant policies

		Housing and Environment Overview and Scrutiny Committee: 19 January 2012 23 May 2013
Gypsy and Travellers Assessment June 2007 The Gypsy and Traveller Accommodation Assessment :July 2012	A study which assesses the accommodation needs and aspirations of Gypsies and Travellers housed or living on authorised or unauthorised sites across Hampshire and the Isle of Wight. Updated assessment.	Community Wellbeing Overview and Scrutiny: 28 June 2012
Hotel Study June 2008 2013 Update – due for completion in September	A study which assists in identifying opportunities for new hotel development in the county to help inform planning policy for hotel development and support hotel investment marketing. It was undertaken in conjunction with Hampshire County Council and Tourism South East. Update of the above study.	LDF Members' Advisory Panel (MAP) Meetings: 28 July 2008 7 January 2010
Housing Site Assessment September 2011	An assessment of potential future development sites within the borough, evaluated against a set of criteria linked to the criteria of the Sustainability Appraisal. The Strategic Housing Land Availability Assessment (SHLAA) was used as the basis for determining which sites should be assessed. All of the category one sites i.e. sites worthy of further consideration through the Local Plan, were considered, along with two further sites which were been submitted for inclusion in the SHLAA	Planning and Infrastructure Overview and Scrutiny Committee: 24 March 2011 – methodology considered. 20 September 2011 – results of site assessment presented.

Updated Housing Site Assessment	(since published). In order to ensure that the impacts of all viable and suitable options were assessed, both individual sites and different combinations of sites were considered. An updated site assessment which included new Category 1 sites which had been promoted since the last assessment was completed, a detailed assessment of the parcels of land at Manydown, and the inclusion of new information particularly with regards to infrastructure.	Planning and Infrastructure Overview and Scrutiny Committee: 17/21/31 January 2013 15/16 July 2013
Landscape Capacity Study February 2008 November 2010	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. 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.	LDF Members' Advisory Panel (MAP) Meetings: 28 July 2008 7 January 2010 26 January 2011
Landscape Assessment June 2001	An assessment which draws together historic, ecological and landscape elements in providing a characterisation of the borough. It accords with the Countryside Agency's national guidance on landscape assessment, which gives more emphasis to the protection of landscape character and the features that make one landscape different from another, rather than better or worse.	LDF Members' Advisory Panel (MAP) Meetings: 7 January 2010 25 February 2010
Leisure and Recreation Needs Assessment January 2009	An assessment of the existing and future needs of the borough for open space, sport and recreation facilities. It highlights which spaces and facilities should be protected or improved whilst identifying provision which may best be developed for other purposes. It also identifies gaps in provision and	LDF Members' Advisory Panel (MAP) Meetings: 28 July 2008 10 November 2008 7 January 2010

	suggests policy approaches to address existing deficiencies.	
Neighbourhood Housing Stock Analysis March 2009	A study to understand the issues in planning for mixed communities, with the aim of: • Fostering a better balance between types of households and range of dwellings. • Avoiding imbalances and overshoots in provision that can cause oversupply and market volatility, and • Helping to create 'housing ladders', recognising that many households want to remain in the areas within which they already live. The study also looks in more detail at what types of accommodation people will 'need, want and accept' over five year periods up to 2026.	LDF Members' Advisory Panel (MAP) Meetings: 28 July 2008 26 November 2008 21 April 2009 28 May 2009 23 July 2009 7 January 2010 Informal workshop with Registered Social Landlords (RSLs) and developers
Renewable Energy and Low Carbon Development Study March 2010	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.	LDF Members' Advisory Panel (MAP) Meetings: 7 January 2010 25 February 2010
Retail Assessment January 2009 Updated July 2009 Updated December 2012	An assessment to consider and provide guidance on: • The detailed need for land or floorspace for main town centre uses. • Any deficiencies in the provision of local convenience shopping and other facilities which serve peoples day to day needs. • The capacity of existing centres to accommodate new town	LDF Members' Advisory Panel (MAP) Meetings: 28 July 2008 10 November 2008 7 January 2010 Members briefing note (December 2012) Telephone questionnaire / survey to residents.

	centre development. • A resilient network and hierarchy of centres in the borough that can meet the needs of their catchments. • The health of key centres, including Basingstoke Town Centre, Brighton Hill, Chineham, Overton, Tadley and Whitchurch • Implications of the NPPF e.g. floorspace thresholds which should be subject to an impact assessment.	
Rural Housing Study February 2010	An assessment of current and future demand for market housing and need for affordable housing in the rural area of the borough. It breaks down the rural part of the borough into ten sub-areas in order to provide a more location-specific assessment of housing. The study sets out key findings and recommendations on issues including the housing market, demographic change, migration, future housing requirements, and black and ethnic minority needs.	LDF Members' Advisory Panel (MAP) Meetings: 7 January 2010 14 July 2010 25 February 2010 Questionnaire to members of community.
Strategic Flood Risk Assessment January 2010 2012 Update of mapped information	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. It was completed in conjunction with the Environment Agency and the local water companies.	LDF Members' Advisory Panel (MAP) Meetings: 28 July 2008 10 November 2008 7 January 2010 25 February 2010 Informal workshop with councillors and parish councillors.

Strategic Housing Land Availability Assessment (SHLAA) January 2013	A study which: identifies sites with the potential for housing; assesses how many homes they could provide; and assesses when they could be developed. It provides a high level strategic overview of the deliverability/developability of each identified site (in terms of its suitability, availability and achievability). An update is provided annually.	LDF Members' Advisory Panel (MAP) Meetings: 10 June 2008 10 November 2008 21 April 2009 7 January 2010 Housing and Environment Overview Committee: 26 June 2008. Planning and Infrastructure Overview and Scrutiny Committee: 11 June 2009. 26 July 2010 29 July 2010 10 August 2010 12 September 2012 Public Consultation: 19 Sept - 31 Oct 2008. 10 May - 21 June 2010. Internal consultation to Councillors: 1 - 16 April 2010.
Strategic Housing Market Assessment (SHMA) and annual updates. December 2008 2009 update 2010 update 2013 update	An assessment to help local authorities and their partners understand the dynamics and drivers of the whole housing market. It covers the whole of Central Hampshire and the New Forest. An update is provided annually.	LDF Members' Advisory Panel (MAP) Meetings: 7 January 2010 Planning and Infrastructure Overview and Scrutiny Committee: 4th June 2013
Sustainability of Settlements June 2008	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	LDF Members' Advisory Panel (MAP) Meetings: 28 July 2008 21 April 2009

	settlements based on their relative sustainability, assessed against a set of criteria related to the availability of various services. 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.	23 July 2009 7 January 2010 14 July 2010
Transport Assessments November 2009 July 2013	An assessment was commissioned in 2008 in conjunction with Hampshire County Council in 2008 using a SATURN modelling tool, with the initial findings published in November 2009. Some of the information contained within this work has been used to inform the 2013 Transport Assessment. A further assessment was undertaken in 2013. This 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 is being 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).	LDF Members' Advisory Panel (MAP) Meetings: 28 July 2008 21 April 2009 28 May 2009 23 July 2009 24 September 2009 7 January 2010 Planning and Infrastructure Overview and Scrutiny Committee: 3 December 2009 30 May 2013 3 July 2013 Modelling work with Highways Agency and Hampshire County Council
Travelling Showpeople Accommodation Assessment March 2008	An assessment of existing provision and the accommodation needs of Travelling Showpeople. It was carried out on behalf of local authorities in Hampshire, Southampton, Portsmouth and the Isle of Wight.	
Viability Assessment of CIL Charging Schedule July 2013	A viability assessment of the draft Local Plan policies and also the Community Infrastructure Levy (CIL) charging rates. (Not yet published)	

Water Cycle Study Phase 1 March 2007 Phase 2 October 2009	A study of the relationship between development and the water environment around Basingstoke, examining the potential impacts of future growth on three main aspects of the water cycle: water resources, water quality and flood risk. Phases 1 and 2 of the Study have been overseen by a Steering Group which comprises representatives of the following organisations: • Basingstoke & Deane Borough Council • The Environment Agency • Hampshire County Council • Thames Water • Southern Water • Natural England • South East Water	LDF Members' Advisory Panel (MAP) Meetings: 28 July 2008 10 November 2008 21 April 2009 28 May 2009 23 July 2009 28 September 2009 7 January 2010
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Appendix 2 – Documents to Support the Local Plan

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

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

Appendix 3 - Glossary

Accessibility

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

Affordable Housing

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

Affordable Rented Housing

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

Ageing Population

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

Allocated site

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

Amenity

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

Area of Outstanding Natural Beauty (AONB)

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

Atomic Weapons Establishment (AWE)

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

Biodiversity

The diversity of plant and animal life in a particular habitat.

Biodiversity Opportunity Areas (BOAs)

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

BREEAM (BRE Environmental Assessment Method)

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

Brownfield Site

See 'previously developed land'.

Building of Local Architectural or Historic Interest (BoLI)

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

Building for Life (BfL)

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

Carbon Buyout Fund

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

Circular

Circulars are issued by central government to explain policy and regulation more fully. They can include a direction or requirement to take specific action and often include guidance on the implementation of aspects of planning policy.

Climate Change Strategy and Action Plan

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

Coalescence

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

Code for Sustainable Homes (CSH)

A national standard for the sustainable design and construction of new homes, which aims to reduce carbon emissions and create homes that are more sustainable. The CSH goes further than the current building regulations, but is voluntary.

Combined Heat and Power (CHP)

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

Community

A group of people living in a particular local area.

Community Infrastructure Levy (CIL)

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

Community Plans

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

See also Parish Plans and Neighbourhood Plans

Community Right to Build

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

Commuted Sum Payment

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

Conservation Areas

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

Council Plan

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

Countryside

In planning terms, any area outside a defined Settlement Policy Boundary where the more restrictive policies would generally be applied.

Critical Drainage Areas

For the purposes of this document, an area where the drainage system has limited capacity as identified by the council's Strategic Flood Risk Assessment.

Decentralised Energy

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

Density

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

Detailed Emergency Planning Zone (DEPZ)

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

Design and Access Statement (DAS)

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

Designated Sites

National and international statutory designations protecting biodiversity and the natural environment e.g. Sites of Special Scientific Interest (SSSI).

Design Code

A design code is a set of illustrated design rules and requirements which instruct and may advise on the physical development of a site or area. The graphic and written components of the code are detailed and precise, and build upon a design vision such as a masterplan for a site or area.

Design Quality Initiative

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

Destination Basingstoke

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

Developer Contribution

See Planning Obligation.

Development

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

Development Brief

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

Development Plan

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

District Centre

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

Economic Development

Economic development, as defined by national guidance, includes development within the 'B' Use Classes (e.g. office, industrial, storage or distribution), public and community uses and main town centre uses. It also includes other development which achieves at least one of the following objectives:

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

Edge-of-Centre

For retail purposes, a location that is well connected to and within easy walking distance (i.e. up to 300 metres) of the primary shopping area. For all other main Town Centre uses, this is likely to be within 300 metres of a Town Centre boundary.

For office development, locations outside the Town Centre but within 500 metres of a public transport interchange, including railway and bus stations, within the urban area should be considered as edge-of-centre locations.

Employment Areas

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

Employment Use

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

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

Energy Service Company (ESCo)

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

Evidence Base

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

Exception Test

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

Farm Diversification

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

Geodiversity

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

Green Infrastructure (GI)

Green Infrastructure is a network of green spaces and other environmental features which provides a multi-functional resource for the benefit of the environment and quality of life for communities. GI can include parks, open spaces, playing fields, woodlands, allotments and private gardens.

Greenfield

Land that has not been 'previously developed'.

Groundwater Source Protection Zones (SPZs)

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

Habitat

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

Habitats Regulation Assessment

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

Health and Safety Executive (HSE)

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

Heritage Assets

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

High Speed Broadband

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

Highway Authority

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

Historic Environment Record

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

Homes and Communities Agency (HCA)

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

Host building

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

Housing Association

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

Housing Commitments

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

Housing Completions

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

Housing mix

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

Infilling

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

Infrastructure

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

Infrastructure Delivery Plan (IDP)

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

Intermediate Affordable Housing

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

Isolated

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

Key Species

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

Landscape Character Assessment (LCA)

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

Lifetime Mobility Standards

Lifetime Mobility Standards exceed the requirements of the Building Regulations and have been developed to provide dwellings that cater for the needs of residents throughout their lifetime, including the possibility of impaired mobility.

Listed Building

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

Live/Work Units

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

Local Centres

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

Local Development Scheme (LDS)

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

Local Enterprise Partnership (LEP)

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

Local Transport Plan (LTP)

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

Localism Act

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

Locally Listed Buildings

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

Local Strategic Partnership (LSP)

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

Major Development

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

Market Housing

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

Masterplans/Masterplanning

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

National Planning Policy Framework (NPPF)

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

Neighbourhood Development Order

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

Neighbourhood Plans

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

Office for Nuclear Regulation (ONR)

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

Open Space

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

Parish Plan

A Parish Plan is a document prepared by the local community which considers all social, economic and environmental issues within a parish. It may address issues such as housing, bus services, local parks and gardens and support for local businesses.

Planning Obligation

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

Policy

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

Previously Developed Land

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

The definition includes defence buildings, but excludes:

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

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

Primary Shopping Area

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

Policies Map

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

Regeneration

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

Registered Providers

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

Renewable/Low Carbon Energy

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

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

River Basin Management Plans (RBMP)

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

Scheduled Ancient Monuments

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

Section 106 Agreement

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

Settlement

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

Settlement Policy Boundary (SPB)

Boundary surrounding a settlement which separates the main built-up area from the open countryside. In general there is a presumption in favour of development within the Settlement Policy Boundary whereas in the countryside, development is more tightly controlled.

Sequential Approach

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

Sequential Test

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

Sites of Importance for Nature Conservation (SINCs)

Sites identified by Hampshire County Council as being of particular importance for nature conservation, containing habitats or features which are effectively irreplaceable (excluding statutorily designated sites).

Sites of Special Scientific Interest (SSSI)

Sites of national importance for nature conservation, identified and protected by Natural England.

Small and Medium Sized Enterprises (SME)

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

Smart Growth

Smart Growth effectively seeks to deliver growth in both population and prosperity whilst minimising environmental impact. This can be achieved through increasing the productivity of businesses and the workforce, increasing the proportion of the population that is economically active and using land efficiently. Smart Growth was the preferred style of expansion described within the now revoked South East Plan.

Social Rented Housing

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

Source Protection Zones

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

Special Protection Area (SPA)

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

Stepping Stone

In relation to biodiversity, a stepping stone is an ecologically suitable patch or landscape feature where an animal temporarily stops while moving along a varied route.

Statement of Community Involvement (SCI)

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

Strategic Flood Risk Assessment (SFRA)

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

Strategic Housing Land Availability Assessment (SHLAA)

The primary purpose of the SHLAA is to:

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

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

Strategic Housing Market Assessment (SHMA)

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

- estimate housing need and demand in terms of affordable and market housing
- determine how the distribution of need and demand varies across the plan area, for example, as between the urban and rural areas
- consider future demographic trends and identify the accommodation requirements of specific groups.

Strategic Plan for Sport and Recreation

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

Suitable Alternative Natural Green Space (SANGS)

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

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

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

Surface Water Management Plan

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

Sustainability Appraisal (SA)

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

Sustainable Community Strategy (SCS)

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

Sustainable Development

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

Sustainable Urban Drainage Systems (SUDS)

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

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

Tenure

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

Town Access Plan (TAP)

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

Town Centre

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

Transit Sites

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

Transport Assessment

A study of the patterns of movement around the borough by all modes of transport, which looks at how these affect the traffic flows along the road network. It forms part of the evidence base for the Local Plan.

Travel Plans

A Travel Plan is a travel management strategy for a site, group of sites or organisation. It contains a package of measures designed to offer a choice of travel modes and encourage travelling in a more sustainable way.

Urban Character Study

This provides a description of the key characteristics of the residential areas of Basingstoke, outside of the conservation areas. It helps to inform decisions on the types of change an area can accommodate without losing its distinctiveness.

Viability

A financial appraisal of the profit or loss arising from a proposed development, taking into account the estimated value of a scheme when completed and the building cost and other development costs incurred in delivering a scheme.

Village Design Statements (VDS)

A Village Design Statement is a practical tool to help influence decisions on design and development, that is developed, researched, written, and edited by local people and is considered representative of the views of the village as a whole.

Windfall Development

Sites not identified in the Local Plan for any particular use which become available for development during the Local Plan period. Normally consists of infill sites, disused land or sites currently in another use which become available.

Appendix 4 – Adopted Standards

ADOPTED GREEN SPACE STANDARDS (MARCH 2013)

Maximum Distance Thresholds

Multi-functional Green Space (MFGS) made up of: - amenity Green Space (including informal play space and kickabout) - accessible Natural Green Space - parks.	5mins (300m walking) 10mins (600m walking, 1500m cycling) 15mins (900m walking, 2250m cycling, 5625m car)
Equipped play areas	10mins (600m walking) to nearest facility
Allotments	10 mins (600m walking, 1500m cycling, 3750m by car)

Expected Quantity Standard

Multi-functional Green Space (MFGS) made up of: - amenity Green Space (including informal play space and kickabout) - accessible Natural Green Space - parks - green corridors and buffers - important biodiversity sites and landscape features.	65m ² per person (in/adjacent to Basingstoke) 32m ² per person (rural)
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Minimum Quantity Standard

Multi-functional Green Space (MFGS) made up of: - amenity Green Space (including informal play space and kickabout) - accessible Natural Green Space - parks.	20m ² per person (all areas)
Equipped play areas	0.5m ² per person (all areas)
Allotments	3.4m ² per person (all areas)

Minimum Sizes

Multi-functional Green Space	0.2ha (2000m ²) with no dimension less than 15m
Neighbourhood Parks	2ha
Strategic equipped play areas including provision for teenagers	1250m ² in/adjacent to Basingstoke
Neighbourhood equipped play areas including provision for teenagers	750m ² in/adjacent to Basingstoke 1000m ² in rural settlements to allow for the lack of strategic sites
Local equipped play areas	300m ² in/adjacent to Basingstoke 450m ² in rural settlements to allow for the lack of strategic sites
Allotments	10 plots (approx. 1375m ²) min 5 rods

SPORT AND RECREATION STANDARDS

Type of provision	Facility Catchment	Minimum Quantity standard	Minimum Quality Standard	Accessibility (driving travel time)
Swimming pools	Borough wide	0.06 sq m of pool building per person	25m x 4 lanes with reception, storage, changing village and car parking	20 minutes
Indoor Sports Halls / Leisure Centre	Settlement clusters	0.1 sq m of indoor sports building per person	4 badminton court hall with reception, storage, changing rooms and car parking	20 minutes
Ice Rink	Borough wide	No minimum quantity	Where provided... 1 full size rink with spectator seating, ancillary areas and car parking	No maximum drive time
Indoor bowls	Borough wide	No minimum quantity	Where provided 6 lanes, changing and social facilities, car parking	No maximum drive time
Gymnastics Centre	Borough wide	No minimum quantity	Where provided...multi-disciplinary spaces, storage, changing rooms, car parking	No maximum drive time
Health and fitness/gyms	Settlement clusters	0.1 sq m of indoor sports building per person	Inclusive Fitness Initiative (IFI) accredited gym	15 minutes
Artificial Turf Pitches	Settlement clusters	0.4 sq m per person	Full size for football, hockey or rugby with changing rooms, floodlighting	20 minutes

Grass playing fields	Neighbourhood	9.3 sq m per person	Conforms to sport governing body standards for pitch and changing rooms, no single pitch sites, social space	15 minutes
Outdoor Tennis/ Netball courts	Neighbourhood	0.5 sq m per person	Conforms to sport governing body standards, fully enclosed, floodlighting	10 minutes
Outdoor Bowling Greens	Neighbourhood	0.5 sq m per 1000 population	6 rinks, changing and social facilities	10 minutes
Golf Courses/ Driving ranges	Borough wide	No minimum quantity	No minimum quality standard	20 minutes
Multi Use games areas	Neighbourhood	Referenced in Green Infrastructure Policy	Referenced in Green Infrastructure Policy	Referenced in Green Infrastructure Policy
Water based facilities	Borough wide	No minimum quantity	Where provided... storage, changing rooms, car parking, social facilities	No maximum drive time

Appendix 5 – Masterplan and Development Brief Protocol

1. The Purpose of the Masterplanning Protocol

- 1.1 The Basingstoke and Deane Local Plan allocates a number of sites for housing development which require a masterplan or development brief. This will ensure that:
- a) The objectives and policies of the Local Plan are applied to the allocation site in order to deliver the best possible economic, social and environmental benefits.
 - b) Development takes full account of the constraints of the site and neighbouring area.
 - c) A high quality scheme is delivered with all the necessary infrastructure in place.
 - d) There is full engagement with local residents and other stakeholders.
 - e) Schemes are coordinated with other development proposals in the area.
- 1.2 This Protocol provides an overview of the commitments of the council and the developer or landowner to producing a masterplan, or development brief where appropriate, for these sites. The masterplan must be approved by the council prior to the submission of a planning application.

2. What development sites does this Protocol apply to?

- 2.1 Masterplans are to be produced for all of the housing sites allocated for development in Policy SS3 - Greenfield Site Allocations of the Local Plan, and as detailed in Policies SS3.1 – SS3.11, and for those sites which come forward in accordance with Policy SS2 - Regenerating Residential Neighbourhoods.

3. Who prepares the Masterplan?

- 3.1 The masterplan is to be prepared by the council or by developers or landowners in consultation with the council.

4. Content of the Masterplan

- 4.1 A masterplan will typically address the following topics, although the content will vary depending on the specific characteristics of each site.
- 4.2 Context of the Masterplan:
- a) National policy context: National Planning Policy Framework.
 - b) Local policy context: Local Plan; Neighbourhood Plans; Supplementary Planning Documents; Infrastructure Delivery Plan; Village Design Statements; other relevant local policy documents e.g. Housing Strategy.
 - c) Issues and constraints affecting the site and local area: transport network including highway capacity, public transport, cycle and pedestrian networks; conservation areas and listed buildings; landscape; ecology; trees; the valued local character of buildings in the area; flooding; noise sources; infrastructure

such as education, community facilities, open space and sport and provision, sewerage, utilities, water quality.

4.3 Masterplan Development:

- a) Identification of baseline information needed to progress the masterplan.
- b) Identification of key agencies, stakeholders and local groups whose input is needed to progress the masterplan.
- c) Primary objectives for development.
- d) The development and property market.
- e) Identification of issues and opportunities.
- f) Options for development.
- g) Methods of community involvement.
- h) Timetable for the preparation of the masterplan.

4.4 The Masterplan:

- a) The preferred approach.
- b) Development objectives.
- c) How key policy objectives are being met such as through the provision of affordable housing and a housing mix.
- d) General location of housing within the site.
- e) General location of other key uses such as open space and, where appropriate, community facilities, sports provision and schools.
- f) Demonstration of how key constraints have been safeguarded such as: high quality trees and landscape features; views into, within and out of the site; features of ecological and conservation value; protection from noise sources.
- g) Defines the network of movement patterns for pedestrians, cyclists, cars, public transport, service and refuse vehicles.
- h) The approach to parking provision and refuse collection.
- i) Guidance on the design, scale, massing, density and siting of buildings and how they address local distinctiveness.
- j) Guidance on sustainable development and construction.
- k) Guidance on landscape structure, streets and other public and open spaces.
- l) How the scheme integrates with the surrounding neighbourhoods and any other planned developments.
- m) How the infrastructure for the development such as highways, schools, and community facilities is to be funded and provided through the use of Community Infrastructure Levy (CIL) or direct provision through legal agreements.
- n) Which off-site contributions to local infrastructure are to be made.

4.5 Consultation with the local community:

- a) How the local community, such as parish councils, local residents, and amenity groups, has been consulted, and how their views have been taken into account, in the preparation of the masterplan.
- b) Different levels of community consultation will be required depending on the scale and complexity of the development, to be agreed with the council. For example, for smaller housing schemes it may suffice for there to be consultation with specific groups on key local issues followed by a wider consultation on a draft masterplan. For larger and more complex schemes, it will be necessary to undertake more extensive and frequent consultations including, for example, on

issues and options for development in advance of the selection of a preferred approach.

- c) Explanation of how the production of the masterplan, where appropriate, has complied with the council's Statement of Community Involvement.

4.6 Implementation:

- a) Timetable for the delivery of the scheme and associated infrastructure.
- b) Phasing of development.
- c) Funding of development and infrastructure.
- d) A risk assessment of how economic, infrastructure and other factors may delay implementation and how these may be mitigated.

5. Status of the Masterplan

- 5.1 The masterplan will be formally approved by the council as a material planning consideration. The masterplan will have the status of a council policy document.

6. Production of the Masterplan

- 6.1 The masterplan will be produced in accordance with the following requirements whether it is prepared by the council or the developer or landowner.
 - a) A timetable for the preparation of the masterplan is to be agreed between the council and the developer or landowner.
 - b) The masterplan will be approved prior to the submission of a planning application.
 - c) The preparation, public consultation and content of the masterplan will be in accordance with the advice given in this Protocol unless otherwise agreed by the council and developer or landowner.
 - d) The council and landowner or developer will provide timely advice in response to requests for information to enable the preparation of the masterplan. This will involve advice being given by all relevant officers in the council. The council will give timely consideration to the draft and final versions of a masterplan.
 - e) The draft and final versions of the masterplan will be submitted for consideration by officers and members of the council.

Pre-Submission Local Plan

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