



**Basingstoke and Deane
Local Development Framework**

Pre-Submission Core Strategy 2006 to 2027

Draft for public consultation February 2012



*Basingstoke
and Deane*

**Basingstoke and Deane
Local development framework
Core strategy
Development plan document
2006 to 2027**

**Pre-submission draft document
Public consultation
February 2012**

Planning the future of our borough

*A foreword by Cllr Rob Golding
Cabinet Member for Planning, Transport and Infrastructure*

Years of evidence gathering and input from residents and organisations have gone into this crucial planning blueprint that will guide development in the borough over the next 15 years.

The council has to draw up a *Local Development Framework* - a set of policies and plans that will guide future planning and development decisions. Once formally adopted, this framework will be one of the key factors in whether planning applications are approved. This *Core Strategy* is the main document in the framework. It 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 *Core Strategy* 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 and the changes proposed in the new National Planning Policy Framework, which is expected to be published this spring and
- other strategies for the borough's future, including the Vision for Basingstoke and Deane which was drawn up with the Basingstoke Area Strategic Partnership, the Council Plan and the Sustainable Community Strategy.

I appreciate that consultation at this stage is very formal, as is necessary for a legal document that will set planning policy for the borough for years to come. 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. People, groups or organisations responding must also indicate what changes they would see as necessary, in their view, to make the *Core Strategy* legally compliant or sound if they think that it is not.

I am confident that this *Core Strategy* represents a plan for our future that will help us to deliver the agreed Vision, 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 and strengthened before it is submitted to be independently inspected.

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Your Views on the Core Strategy

This document is the first draft of the borough's Core Strategy for Basingstoke and Deane, known as the 'Pre-Submission' draft, and is being published widely for comment.

It is important that you let us know your views on what is proposed, before the Core Strategy is 'submitted' for examination to the Planning Inspectorate.

Please let us know your views.

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) at one of the exhibitions that are being held during the consultation period – see weblink below for further details on the exhibitions.

The Civic Office is open on weekdays 8.30am to 5.00pm (Monday to Thursday) and 4.30pm (Fridays).

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By the website at: www.basingstoke.gov.uk/corestrategy

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 Local Development Framework Team by email:

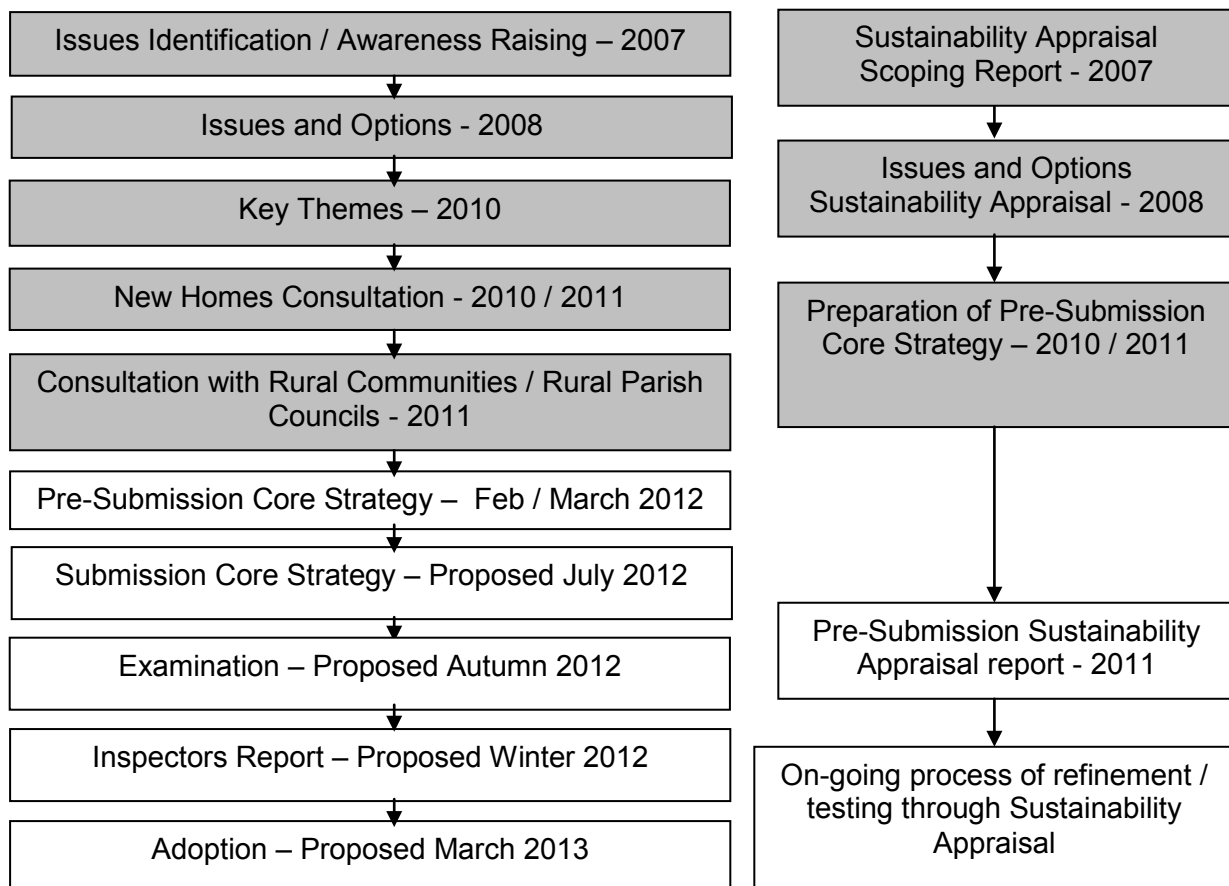
ldf@basingstoke.gov.uk or by telephone on 01256 845796 or 845532

THE CONSULTATION PERIOD WILL COMMENCE ON FRIDAY 10 FEBRUARY 2012 AND ALL COMMENTS MUST BE RECEIVED BY 5PM ON FRIDAY 23 MARCH 2012.

1. Introduction

- 1.1 The Core Strategy forms the main component of the Local Development Framework (LDF) for Basingstoke and Deane, which will be complemented by other documents in the form of Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). It sets out the Vision for the borough up to 2027 and details how the borough will change in this period through a series of policies to guide and manage development, deliver infrastructure and create sustainable communities. In addition to the Vision it comprises strategic objectives, a spatial strategy and supporting policies which set out how the strategy will be implemented and monitored, together with a Key Diagram and Proposals Map to illustrate specific allocations or areas of change.
- 1.2 The Core Strategy will replace most of the 'saved' policies of the Local Plan 1996-2011. Appendix 1 sets out those policies which are to be retained until such time as they are replaced by subsequent LDF documents or are no longer relevant. The Appendix also explains which of the maps from the Local Plan will be carried forward in to the LDF, and the approach to updating these in the future.

The diagram below highlights the stages in the process of preparing a Core Strategy and outlines which steps have been undertaken and which are required to be completed in the future.



Basingstoke and Deane Core Strategy Development Plan Document Pre-Submission Draft Document
The Core Strategy should be read as a whole. Proposals will be judged against all relevant policies

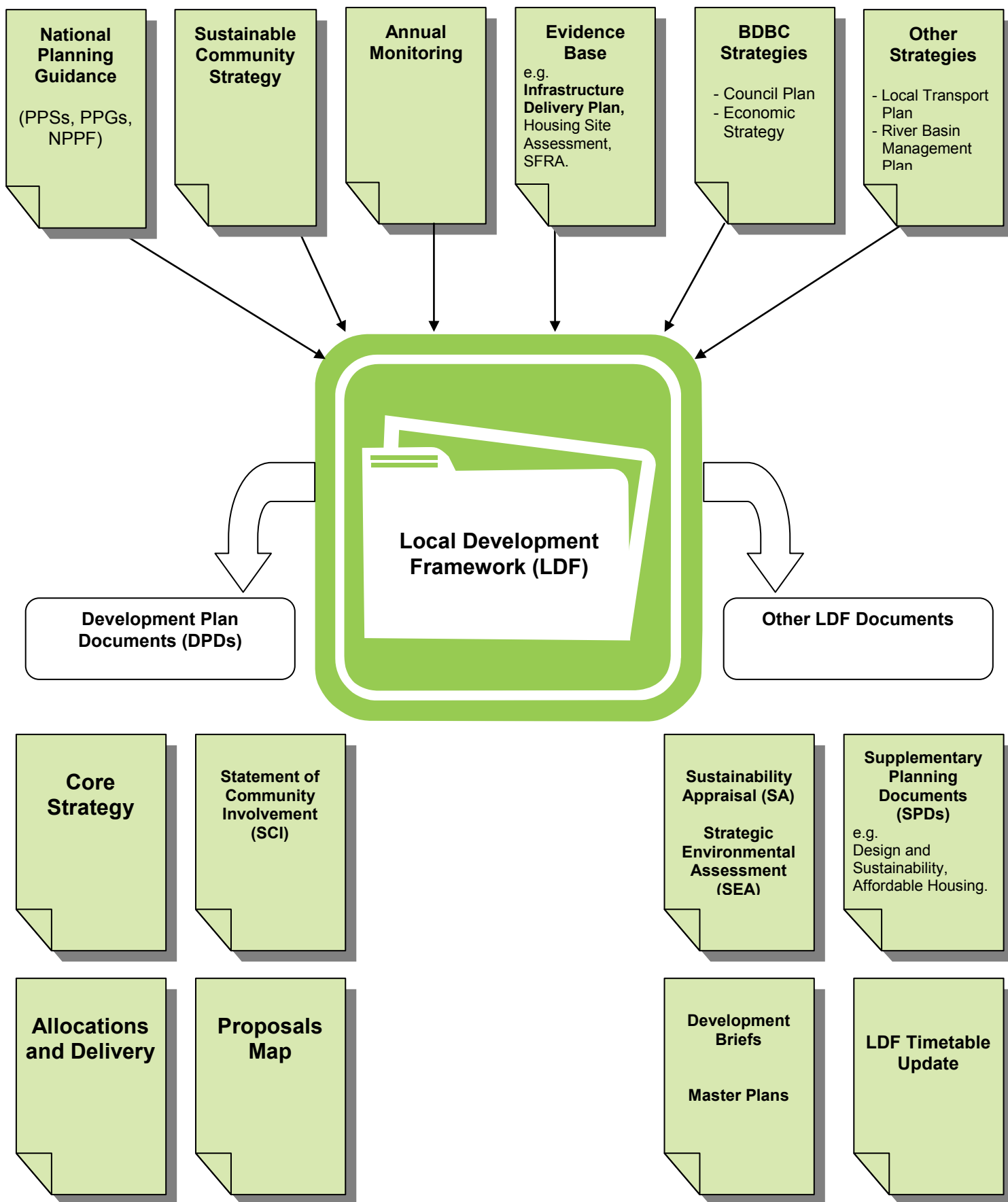
Preparation of the Core Strategy

The Core Strategy has been influenced by;

- government guidance;
- evidence based documents;
- a process of sustainability appraisal;
- public consultations; and
- our duty to co-operate with statutory bodies and our neighbouring authorities.

Conformity with Other Policies and Strategies

- 1.3 The Core Strategy has been prepared to sit within a framework of other documents at the national and local level, and this context is illustrated by the diagram below. This includes both the current framework provided by Planning Policy Statements and Guidance Notes (PPS / PPGs), in addition to the emerging National Planning Policy Framework (NPPF). At a local level, this includes key local documents, such as the Sustainable Community Strategy, the Council Plan and the Economic Strategy, in addition to strategies which cover a wider area, such as the Local Transport Plan, River Basin Management Plans and the Local Investment Plan. This ensures that the Core Strategy reflects and helps to deliver key priorities for the area.
- 1.4 In terms of the Sustainable Community Strategy, this has been worked up by the Basingstoke Area Strategic Partnership (BASP) which represents a number of partner bodies, working to the same overall aim of improving the quality of life to the benefit of everyone living and working in the borough of Basingstoke and Deane. The BASP acts as a strategic body that focuses on current strategic issues and on future challenges; the individual partners and priority groups carry out the work of delivering the agreed key priorities. The Sustainable Community Strategy was adopted in 2010 and sets out the shared Vision for the borough, which is also set out in the Council Plan.



- 1.5 Specific economic priorities have also been prepared to outline the approach to improving and encouraging the borough's economy, to ensure that it is able to grow and develop in the future to maintain prosperity. These highlight the following key issues:

- Facilitating the development of a suitably skilled workforce to meet business demand;
- Support new and small businesses to develop and grow;
- Enable a good supply of high quality, well-priced commercial property;
- Work with partners to improve infrastructure where businesses are adversely affected; and
- Promote the borough as a location for business through a joined up marketing strategy supported by the council and partners.

The priorities will be updated on a regular basis to reflect changing circumstances.

- 1.6 The borough also falls within the Enterprise M3 Local Enterprise Partnership (LEP) which covers the majority of Surrey and Hampshire. The partnership stretches from Surrey / London to southern Hampshire, covering large urban areas as well as a very significant rural area, including Areas of Outstanding Natural Beauty. It is a new public / private partnership focussing on supporting and growing the economy, working to meet the needs of businesses from large multi-nationals to sole traders. Initial feedback from business has identified skills, infrastructure, and business support, access to finance, cutting red tape, poor broadband and inward investment as priorities for the area.

Appraisal Processes

- 1.7 The Core Strategy has been informed by a Sustainability Appraisal (SA) which evaluates the social, environmental and economic effects of the plan and considers and appraises alternative approaches to ensure that the most appropriate options are taken forward. This has been an integral part of the plan preparation process; a full version of the SA is published alongside the Core Strategy.
- 1.8 The Core Strategy has also been considered under the Habitats Directive to ensure that the proposals contained in the Core Strategy do not affect the integrity of specific sites, known as Ramsar or Natura 2000 sites.
- 1.9 Finally, an assessment has been undertaken on 'equalities' to ensure that that there are no unintended impacts on any groups in the community. A copy of the Equality Impact Assessment for the Core Strategy is available on the council's website.

Consultation and Engagement

- 1.10 Throughout the process of preparing the Core Strategy, 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, and on specific pieces of evidence base including the council's Strategic Housing Land Availability Assessment (SHLAA). Following the change in government at the national level, the council undertook the 'new homes' consultation seeking local level views on the amount and type of new housing that the borough should be accommodating. This has ensured that the community, partners and stakeholders have had the opportunity to influence key aspects of the Core Strategy. This has been guided by the adopted Statement of Community Involvement (SCI) and a summary of the steps undertaken is set out in Appendix 2 and in the Statement of Consultation which is published alongside the Core Strategy.

Preparation of the Evidence Base

- 1.11 To inform the LDF, a comprehensive evidence base has been prepared to ensure that there is a detailed understanding of key issues affecting the borough. This covers issues such as employment land, flooding, transport and water based issues and has been compiled primarily by the borough council, 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.
- 1.12 A summary of the evidence base is set out in Appendix 3.

Relationship with Other Areas

- 1.13 Given the area covered by the Enterprise M3 LEP, it is clear that there is an important relationship with adjacent areas in North Hampshire and into Surrey in terms of the local economy. This is apparent in the commuting patterns in the area, but is also relevant in terms of issues such as housing markets and shopping patterns, which do not stop at the borough's administrative boundaries. In addition, there are many other key cross-border issues that need to be taken into account in planning for the future, such as the relationship with other authorities and growth around the AWE site at Aldermaston, water quality concerns in rivers which flow through the borough, and infrastructure issues, where residents of one authority area may rely on the services provided elsewhere for their needs.
- 1.14 Through the 'Duty to Co-operate', the borough has worked with neighbouring authorities and statutory bodies to identify and address common issues, and to provide a means of mitigation, where necessary. For example, the borough council has been working closely with West Berkshire Council, in addition to Reading and Wokingham Councils, to understand population growth and the implications for future development

in the context of the concerns raised by the Health and Safety Executive about the AWE site at Aldermaston. In addition, there has been a significant amount of work undertaken in respect of water quality with the Environment Agency, Natural England and the local water companies, as set out in the Water Cycle Study.

- 1.15 More detailed information on the relationships with adjoining authorities is set out in Appendix 4. Further information is also set out in Appendix 3 on the evidence base.

Spatial Portrait of Basingstoke and Deane

- 1.16 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.
- 1.17 The number of residents in the Borough has steadily increased since Basingstoke's designation as an expanded town in the 1960s and the current population stands at around 167,000 as at June 2011. Evidence indicates that the borough has an aging population and that average household size has been declining in the past, but that this rate of decline is anticipated to decrease 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. There is a perception that 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 through the Core Strategy and Infrastructure Delivery Plan.

- 1.18 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, which are recognised as being important chalk rivers. 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.
- 1.19 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 historical tourist attractions, including Basing House, Highclere Castle, The Wyne and the Roman settlement at Silchester.
- 1.20 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; 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 at the existing leisure park.
- 1.21 The opening of Festival Place in 2002 represented a significant improvement in the retail and leisure offer of the town centre. Together with more recent investment in the Malls, this has helped to maintain the health and vitality of the town centre for borough residents and visitors from a wide catchment.
- 1.22 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 our 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.

- 1.23 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 given there are no through routes and limited access into the area. There are a number of vacant buildings and 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 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.
- 1.24 Unemployment within the borough at around 5% of the economically active working age population (April 2010-March 2011, Annual Population Survey), is lower than rates 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 80,000 jobs (2010).
- 1.25 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. More generally, there is a concern amongst residents about the need for improved infrastructure, with instances of residential development taking place without delivery of the necessary supporting services for new residents.

2. 2027 Vision and Spatial Objectives

Introduction

- 2.1 We need to be clear about what sort of place we want Basingstoke and Deane to be by 2027 and beyond and how to achieve this.

2027 Vision

- 2.2 The Vision set out below has been developed in conjunction with the Basingstoke Area Strategic Partnership (BASP), which represents a number of partner bodies, working to the same overall aim of improving the quality of life to 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 Core Strategy is shared with the Sustainable Community Strategy and the Council Plan and clearly establishes the direction of travel for both the borough council, through the Core Strategy, but also through the work of our partners.

2027 Vision Statement

In 2027 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.

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.

Prosperous and thriving - 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.

Connected and vibrant - 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.

Environmentally responsible and distinctive – 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

2.4 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 (1,000 per annum in 2012, projected to reduce gradually to about 800 per annum by 2027)
- An aging population with the increase in those aged over 65 forecast to increase by more than 11,600 (about 80% of the population increase) over the period 2011 to 2027
- Falling household sizes with the average household size declining between now and 2027
- The scope to accommodate approximately 4,300 dwellings in the plan period on sites with planning permission, existing housing allocations or suitable brownfield sites with development potential (April 2012)
- Affordability issues - Owner/occupation, even at lower quartile house prices, is 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 5,600 households in Bands 1 - 4 on the Housing Register in 2012, 1179 of these being existing registered social landlord (RSL) tenants requesting a transfer to alternative accommodation, with 4,439 General Needs applicants
- 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.
- Lower educational attainment levels at GCSE level than the Hampshire average (more than 4%) despite attainment levels at primary schools up to Key Stage 2 being within 1.5% of the average and the proportion of 16-18 year olds in the borough not in education, employment or training (NEET) that is higher than the Hampshire average.
- 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 (*Employment Land Review, January 2009*).
- 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 2026, and a limited need for additional 'food' floorspace (*Retail Assessment, January/July 2009*).
- A shortage of mid-week overnight hotel accommodation in Basingstoke Town, despite a general oversupply at weekends (*Hotel Study, June 2008*).
- Changing needs for future leisure and recreation provision in light of changing demographics and lifestyles (*Leisure and Recreational Needs Assessment, January 2009*).
- Traffic and congestion issues at key 'hot spots' in Basingstoke during the peak periods, despite there being a generally good road network with capacity (*Transport Assessment, ongoing*).
- The need to ensure that the borough remains a well connected Borough, with good access by road and rail across the region and to the main airports and ports (*Transport Assessment, ongoing*).
- The issue of broadband difficulties in many parts of the borough

- Limited public transport availability in many parts of the borough.
- 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 water 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 (*Strategic Flood Risk Assessment, January 2010*).
- The uneven distribution of the borough's good green infrastructure resource and the need to ensure that the benefits of green infrastructure are realised through improved accessibility, better linkages and improved management (*Leisure and Recreational Needs Assessment, January 2009*).
- The need to manage population growth in the inner consultation zone surrounding the Atomic Weapons Establishment in Aldermaston and the subsequent implications for growth in Tadley.
- Important landscapes and biodiversity assets across the borough which need protection, and enhancement (*Landscape Studies and Biodiversity Assessments, 2001, 2008, 2010*)

- 2.5 The Core Strategy and other documents prepared by the borough council and its partners seek to address these issues through a range of approaches. In terms of the Core Strategy, some of these may be facilitated through more detailed documents, such as specific Supplementary Planning Documents (SPDs) or masterplanning of individual sites.

Spatial Objectives

- 2.6 The following spatial 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 Core Strategy, and that some will be facilitated by the Core Strategy 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 other 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 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 meet 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 gypsies 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, cultural, leisure and recreational facilities and open spaces that support and provide opportunities for participation in social and physical activity in local communities.

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 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.

- 2.7 The table below outlines which Core Strategy policies will help to deliver or facilitate each objective.

Table 1 – Policies to deliver the Spatial Objectives

Objective Reference	Core Strategy Policy
A	EM6, EP1, EP2, EP3, EP4
B	SS3, CN6, CN7, EP4
C	CN7, EP1, EP2, EP3
D	CN6, CN7, EM3, EM6, EP1, EP2, EP3, EP4
E	SS1, SS4, CN2, CN6, EP1, EP2, EP4, EP5
F	SS1, SS2, SS3, SS4, SS6, SS7
G	CN3, CN5, CN6, CN7, EM3, EM4, EP1, EP3
H	SS1, SS4, CN1, CN2, CN3, CN4
I	SS3, SS5, EM6, EP1, EP3
J	SS5, CN6, EM3, EM6
K	EM3, EM8, EM9, EM10, EM11, EP3
L	SS5, EM1, EM3, EM6
M	SS6, EM4, EM5, EM11
N	SS3, EM1, EM2, EM3, EP5
O	EM1, EM6, EM7

- 2.8 There are also other delivery mechanisms that may be outside of the direct scope of the Core Strategy. Relevant documents are included in the review of policies, plans, programmes and strategies, in Appendix B of the Sustainability Appraisal.

3. Spatial Strategy

- 3.1 Between now and 2027;
- 3.2 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 Oakley¹. Our aim is to provide housing that meets the needs of our growing population, will be affordable, well designed and built to the highest environmental standards, will feel safe and inclusive and be located to maintain and develop sustainable communities. The strategy will encourage the regeneration of neighbourhoods and will help local communities to shape and manage development through neighbourhood plans. Homes will be delivered to respond to need and in particular will seek to provide accommodation to meet the needs of our ageing population, to encourage downsizing and provide an opportunity for our residents to get on the housing ladder.
- 3.3 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 this plan is to support the creation of a 21st century business park at Basing View in the centre of Basingstoke over the plan period, 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.
- 3.4 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 improves 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 and the impact of new development on our water bodies (including the Loddon and the 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 we improve the quality of the environment for residents and visitors.

¹ The settlement of Tadley is not included given the growth constraints to new development within the inner consultation zone of the Atomic Weapons Establishment, to which Policy SS8 refers.

- 3.5 Rural and urban communities will have the opportunity to shape their own future through neighbourhood planning within the framework provided by the Core Strategy. Where these 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. The rural economy will be supported and strengthened to ensure 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 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.
- 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. Where new infrastructure is required as a result of new development, it will be provided in a timely way. 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 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 Strategy if active measures are not taken.
- 3.10 The Strategy sets the framework for protecting, maintaining and enhancing green infrastructure 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 plan seeks to support measures 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 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 key 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.

Housing Delivery

- 3.14 In order to establish a locally derived housing target, a consultation with communities was undertaken by the council in late 2010 to understand their aspirations on future housing provision. A key finding of the consultation was that the borough should see a lower level of growth than that seen in recent years, as that level of growth is not suitable for the borough in the long term. This response has caused the council to consider the level of housing growth that should be delivered over the life of the plan, which has informed a locally derived housing number. This housing figure is based on inward and outward migration being balanced over the plan period, a growing local population and the needs created from a reduction in average household size. The housing figure supports the economic growth of the borough accounting for the economically active population as well as the results of the evidence base, which includes the Sustainability Appraisal.
- 3.15 The housing figure also 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 and be kept as low as possible, whilst at the same time being consistent with the requirement to meet local housing need.
- 3.16 The allocations and level of identified growth will provide certainty of delivery but also certainty to residents as to where and when development will be provided and the standards we expect to achieve.

- 3.17 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 SS1 – Housing Number

Provision will be made for the delivery 9,500 new homes and associated infrastructure over the period 2011 to 2027. Delivery will be managed in order to meet the figure of 594 dwellings per annum and to maintain a rolling five year supply of housing land.

- 3.18 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 – 2027 as at April 2011	
Total Homes Built (Completions) (2006/7 – 2010/11)	5,479
Number of Homes Required to be Built: 594 x 16 years²	9,500
What is currently available in the future (supply)	
• Sites ³ with planning permission	2,550
• Allocated sites without permission	1,200
• Small site windfall (last 5 years only)	250
• Urban / brownfield opportunities	1,175
• Neighbourhood Planning	200
• Regeneration	200
Total supply	5,575
Remaining requirement on greenfield sites	3,925

- 3.19 Taking into account the above, there is a need for around 3,925 homes to be found on sites to be identified through the Core Strategy. Sites have been selected through a careful site assessment process and offer a 15 year supply of housing sites. There is also a need to ensure that an appropriate contingency is put in place to allow for any delays in respect of sites not being available to come forward at the time envisaged. The borough recognises the need to maintain a supply of deliverable sites to meet our housing needs, so has taken a pro-active approach by having a

² 16 years as the plan must cover a 15 year period following its adoption

³ A breakdown of sites is provided as a part of the borough's annual housing monitoring

flexible land supply including a contingency of two reserve sites (as identified by Policy SS3) to meet any shortfall in land supply .

Housing Distribution

- 3.20 The spatial strategy builds on the existing settlement patterns, focusing all forms of development primarily on Basingstoke town 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 where the majority of services/facilities are located and can be utilised and improved upon, and is where most opportunities exist for new development. The strategy for growth recognises the level of need across the borough as identified on the Housing Needs Register and seeks to respond to that 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 been developed following consideration of the consultation responses and the evidence base.
- 3.21 Development will be prioritised on appropriately located brownfield sites, including 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 will manage and control the amount of greenfield land required to meet growth. The approach set out in the Core Strategy will ensure protection of the borough's environmental assets through allocating only 0.4% of the borough's greenfield land for development over the plan period.

Basingstoke

- 3.22 The main focus for growth is Basingstoke which is the borough's largest settlement with a population of approximately 101,000 at 2010 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. The town is diverse and is comprised of a number of distinct neighbourhoods built up as the town expanded and include, Popley and Buckskin. More recently, the town has seen significant growth, including Chineham and Hatch Warren, with subsequent developments at Beggarwood, Park Village, Rooksdown and Taylors Farm. These complement the more traditional historic areas of Brookvale, Fairfield 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.

- 3.23 A large proportion of the growth in this area will be delivered through allocations around the town 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

- 3.24 Whitchurch is one of the borough's larger settlements with a population of 4,783 representing 2.8% 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. The town benefits from a number of key services including a railway station providing links to Basingstoke, Andover and London, a primary and secondary school, local shops within a defined district centre and bus connections to Basingstoke, Andover and Winchester in addition to employment opportunities. The residents of Whitchurch may be dependent on Andover for higher level services.
- 3.25 Given the historic nature of Whitchurch with a central historic core, the town does experience local congestion that the council will seek to reduce where possible.
- 3.26 New development will be well connected to existing services and facilities and relate positively to the existing settlement creating a mix of housing that responds to local needs, providing an appropriate level of growth to sustain existing services, facilities and businesses and enabling the creation of new local opportunities where possible.
- 3.27 Given the size of Whitchurch and the level of facilities available, greenfield allocations as set out in Policy SS2 are made in Whitchurch to deliver appropriate growth together with a further allocation of 200 homes to meet the longer term needs of the town through policy SS6. These homes will be delivered through mechanisms such as Neighbourhood Planning, in response to the ambitions of the local community.

Overton

- 3.28 Overton is a relatively large village to the south west of the borough, having a population in the region of 4,411 which represents 2.64% of the borough's population. Overton is an historic village with a number of listed buildings and a defined Conservation Area situated in an attractive part of the landscape which the River Test flows through. Overton has a number of local facilities including a primary school, local shops within a defined village centre and a railways station providing links to Andover, Basingstoke and London together with bus connections.
- 3.29 Concerns regarding local infrastructure issues have been raised in response to consultations in Overton including sewerage infrastructure, the road network and education provision which the council will seek to improve where possible. Considering recent high development levels, service availability and some of the infrastructure constraints it is considered that one greenfield site allocation should be made in Overton in accordance with Policy SS2. Development will help to meet local needs and provide homes in a location with access to local services and facilities which this level of growth will help to sustain in the future.

Bramley

- 3.30 Bramley is a relatively large village having a population of 4,427 which comprises 2.65% of the borough's overall population. Bramley has some local facilities including a primary school, local shop, public house and community facilities; in addition, there is a railway station providing access to Reading and Basingstoke and local bus connections. Residents of surrounding villages may rely on these local services for day to day needs and travel to other towns for higher level services. Bramley has recently accommodated a relatively high level of growth at German Road.
- 3.31 Given the strength of local feeling in respect of recent developments, an allocation of 200 homes is made for Bramley in policy SS6. This should 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 and could be achieved through a neighbourhood planning approach.

Kingsclere

- 3.32 Kingsclere is a local centre that has a population of 3,424 comprising 2.04% of the borough's overall population supporting a range of local facilities including a primary school, local shops, community facilities and some limited employment opportunities; there is currently an hourly bus service between Newbury and Basingstoke. Kingsclere is relatively

constrained given the proximity of the settlement to the A339 and the Area of Outstanding Natural Beauty. In light of the settlement constraints and the more limited services, an allocation of 50 homes for Kingsclere is allocated in policy SS6 for the plan period. New development will respect the character and appearance of the village allowing for limited growth over the plan period that will sustain the existing service provision and help to meet local housing needs.

Oakley

- 3.33 Oakley is a local centre that has a population of 5,269 comprising 3.16% of the borough's overall population. 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. Oakley has accommodated a relatively modest level of growth compared to other settlements over the last 10 years. Given that Oakley does benefit from local services and has a relatively large population, an allocation of 150 homes is made in policy SS6 for the plan period.

Other settlements

- 3.34 A key element of the Core Strategy is for the local communities to manage their environment through the provision of neighbourhood plans. Plans, where necessary, 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 this strategy.
- 3.35 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 Core Strategy also seeks to support appropriate development in our smaller settlements to which criteria based policy SS6 relates to enable the ongoing sustainability of these settlements and to aid the delivery of appropriate housing at the local level.

4 Delivery of the Spatial Strategy

- 4.1 The Spatial Strategy will primarily be delivered through a series of policies to describe where, how much and when the majority of development will take place in the borough up to 2027. This includes the allocation of the sites listed in the table below for development during this period. This is supplemented by a series of specific policies to provide greater detail for each of the identified locations for development, and more general policies to set out the approach to the other main elements that together form the borough's housing land supply.

Policy SS2 – Site Specific Allocations

The sites listed in the summary table below are allocated for development in the period 2011 – 2027. The sites are expected to come forward in line with the more detailed site specific allocations listed separately, taking into account the following requirements:

- (i) The provision of a mix of dwelling sizes and types, including homes for older people and those with disabilities through the Lifetime Homes Standards, or any future replacement;
- (ii) The provision of dwellings designed in accordance with the Buildings for Life approach, or any future replacement; and
- (iii) The incorporation of features to facilitate high speed telecommunication equipment including broadband provision.

Development on the allocated sites is expected to come forward through the preparation of a masterplan or development brief prepared in conjunction with the landowner and with consultation involving the local community, to be approved by the borough council.

Site Reference	Location	Allocation	Phasing
SS2.1	Swing Swang Lane, Basingstoke	Approx 100 homes	2012/13 – 2016/17
SS2.2	North of Popley Fields, Basingstoke	Approx 450 homes	2012/13 – 2016/17
SS2.3	Razors Farm, Basingstoke	Approx 480 homes	2012/13 – 2016/17
SS2.4	East of Basingstoke	Approx 900 homes	2017/18 – 2026/27
SS2.5	Redlands, adjacent to Basingstoke	Approx 150 homes	2017/18 – 2026/27
SS2.6	Basingstoke Golf Course, Basingstoke	Approx 1,050 homes	2017/18 – 2026/27
SS2.7	Overton Hill, Overton	Approx 120 homes	2017/18 – 2026/27
SS2.8	South of Boswood Lane/ Manor Farm Whitechurch	Approx 150 homes	2012/13 – 2016/17

- 4.2 The following policies describe in detail the development that will take place on each of the allocated sites. Development proposals will be required to take in to 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 borough council and will describe the key issues for each site and establish more detail on the types and location of development.
- 4.3 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).

Policy SS2.1 – Swing Swang Lane, Basingstoke

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

- i) Make provision for approximately 100 dwellings, of which at least 40% will be affordable,**
- ii) Have a design and layout of high quality and a character which respects its location adjacent to the Old Basing Conservation Area,**
- iii) Preserve and enhance the architectural and historic significance of the Old Basing Conservation Area, including its setting, and ensure sufficient mitigation measures,**
- iv) Include measures to mitigate the impact of development on the local road network including improvements to Basing Road and Swing Swang Lane,**
- v) 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 towards Eastrop Park and Basing View,**
- vi) Incorporate measures to maintain the Public Right of Way along the northern boundary of the site,**
- vii) Include appropriate green infrastructure to meet local needs in line with the borough council's adopted standards, providing links to the existing green network,**
- viii) Limit the direct and indirect impacts on local species and habitats, including the nearby Basing Fen Site of Importance for Nature Conservation, 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,**
- ix) Incorporate and/or promote renewable energy technologies,**
- x) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures in light of the adjacent railway line,**
- xi) Ensure the potential for shallow groundwater is investigated and appropriate mitigation measures are implemented.**

Development on this site will deliver homes in the period 2012/13 to 2016/17, in accordance with the requirement to maintain a five year supply of deliverable housing sites.

Policy SS2.2 – North of Popley Fields, Basingstoke

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

- i) Make provision for approximately 450 dwellings, of which at least 40% will be affordable,**
- ii) 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 of 1.2 hectares,**
- iii) Have a design and layout which respects its location on the edge of the 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,**
- iv) Limit the direct and indirect impacts on local species and habitats, including the Basing Forest, Spier's Copse and Popley Ponds Sites of Importance for Nature Conservation, 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,**
- v) 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,**
- vi) 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,**
- vii) 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,**
- viii) Incorporate measures to maintain the Public Rights of Way through the site,**
- ix) Include appropriate open space / green infrastructure to meet local needs in line with the borough council's adopted standards, provide links to the existing green network and mitigate the increased recreational pressure on the nearby Basing Forest and Spier's Copse Sites of Importance for Nature Conservation,**
- x) Include measures to secure strategic biodiversity enhancements,**
- xi) Incorporate and/or promote renewable energy technologies,**
- xii) Ensure the potential for shallow groundwater is investigated and effective and substantial mitigation measures are implemented.**

Development on this site will deliver homes in the period 2012/13 to 2016/17, in accordance with the requirement to maintain a five year supply of deliverable housing sites

Policy SS2.3 – Razors Farm

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

- i) Make provision for approximately 480 dwellings, of which at least 40% will be affordable,**
- ii) Have a design and layout of high quality and a character which respects its location on the edge of the town adjoining the countryside,**
- iii) 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,**
- iv) Provide a strong buffer on the western side of the development with lower density development along this edge,**
- v) Preserve the architectural and historic significance of Razors Farm, Upper Cufaudd Farm and Cufaudd Farm, including their setting, and ensure sufficient mitigation,**
- vi) 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 Taylors Farm, 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,**
- vii) Enable delivery of the possible Chineham Railway Station, either through the allocated site (as identified by saved policy D3.14 of the Basingstoke and Deane Borough Local Plan 1996 – 2011) or through delivery on site,**
- viii) 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,**
- ix) Include measures to mitigate the impact of development on the local road network including delivery of the designated perimeter road to Taylors Farm and improvement to Crockford Lane roundabout and Binfields roundabout on the A33,**
- x) 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,**
- xi) Include appropriate open space/green infrastructure provision in line with the borough council's adopted standards including**

- green links to Cufaude Lane and a central green space focussed around the Razors Farm listed buildings connected to green links within the development and to existing developments,
- xii) Incorporate and/or promote renewable energy technologies,
- xiii) 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,
- xiv) Ensure the potential for shallow groundwater is investigated and appropriate mitigation measures are implemented to mitigate the risk,
- xv) Ensure foul water from the development does not drain to Sherfield on Loddon Sewage Treatment Works unless an effluent quality programme has been implemented.

Master-planning of the site will ensure that it provides for the integration of any future development at the Cufaude Farm reserve site (policy SS3.2), if released for development through the release mechanism policy. Development on this site will deliver homes in the period 2012/13 to 2016/17, in accordance with the requirement to maintain a five year supply of deliverable housing sites.

Policy SS2.4 – East of Basingstoke

This 66 hectare site to the east of Basingstoke and adjacent to site SS2.5 will deliver a high quality mixed-use development that will:

- i) Make provision for the phased delivery of approximately 900 dwellings, of which at least 40% will be affordable,
- ii) Include the provision of social and physical infrastructure, including a community centre, local shopping facilities and phasing and provision for a two form entry primary school on a Three hectares towards the north of the site,
- iii) 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,
- iv) Respect and provide appropriate buffering to the historic Park Pale feature on the western boundary of the site,
- v) Preserve and enhance the architectural and historic significant of the Old Basing Conservation Area and nearby listed buildings, including the grade II listed Lodge Farm, including their setting, and ensure sufficient mitigation,
- vi) Follow the sequential approach to development avoiding development and points of access in flood zones 2 and 3, and ensure that detailed master-planning considers scope for expansion of the floodplains,

- vii) 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 CHP incinerator and sewerage treatment works,
- viii) 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,
- ix) Include appropriate open space / green infrastructure to meet local needs in line with the borough 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,
- x) Creation of a substantial green buffer to the development creating a strong and defensible boundary between the site and the open countryside,
- xi) 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,
- xii) Ensure that renewable energy technologies are harnessed for the site by utilising opportunities presented by the nearby CHP incinerator,
- xiii) Ensure acceptable noise and odour standards can be met within homes and amenity areas through suitable mitigation measures in light of the nearby incinerator and sewerage treatment works.

Master-planning of the site will ensure that it is delivered in conjunction with the adjacent site at SS2.5 (Redlands), and that development is brought forward in a co-ordinated manner. Development of this site will deliver homes and infrastructure in the period 2017/18 to 2026/27, in accordance with the requirement to maintain a five year supply of deliverable housing sites.

Policy SS2.5 – Redlands

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

- i) Make provision for the delivery of approximately 150 dwellings, of which at least 40% will be affordable,**
- ii) Include the provision of social and physical infrastructure in conjunction with site SS2.4 to the south including the phasing and provision for a new two form entry primary school of three hectares within SS2.4,**
- iii) 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;**
- iv) Include measures to mitigate the impact of development on the local road network including the provision of access from the roundabout adjacent to the Taylors Farm development, improvements to Thornhills, Binfields and Crockford Lane junctions and appropriate access to the adjacent site at SS2.4 to ensure safe and convenient access for all road-users,**
- v) Include appropriate open space / green infrastructure to meet local needs in line with the borough council's adopted standards, provide links to the existing green network in conjunction with the adjacent site at SS2.4 and mitigate the increased recreational pressure on nearby sensitive wildlife sites,**
- vi) 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,**
- vii) Ensure that renewable energy technologies are harnessed for the site by utilising opportunities presented by the nearby CHP incinerator,**
- viii) Ensure acceptable noise and odour standards can be met within homes and amenity areas through suitable mitigation measures in light of the nearby incinerator and sewerage treatment works.**

Master-planning of the site will ensure that it is delivered in conjunction with the adjacent site at SS2.4 (east of Basingstoke), and that development is brought forward in a co-ordinated manner. Development of this site will deliver homes and infrastructure in the period 2017/18 to 2026/27, in accordance with the requirement to maintain a five year supply of deliverable housing sites.

Policy SS2.6 – Basingstoke Golf Club

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

- i) Make provision for approximately 1,050 dwellings, of which at least 40% will be affordable,**
- ii) Include the provision of social and physical infrastructure, including the provision of a community centre, local shopping facilities and phasing and provision for a two form entry primary school**
- iii) Respond positively to the special characteristics and sensitivities which respect its location and provide for integration with nearby residential areas,**
- iv) 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,**
- v) Include measures to mitigate the impact of development on the local road network including improvements to the Kempshott and Brighton Hill roundabouts and the A30;**
- vi) 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 including the upgrading of the cycle link to Dummer,**
- vii) Include appropriate open space / green infrastructure to meet local needs in line with the borough council's adopted standards, providing links to the existing green network,**
- viii) 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,**
- ix) Incorporate and/or promote renewable energy technologies.**

It will also be necessary to demonstrate that the loss or replacement of the existing golf course can be achieved in accordance with policy EM3. Development on site will deliver homes in the period 2017/18 to 2026/27, in accordance with the requirement to maintain a five year supply of deliverable housing sites.

Policy SS2.7 – 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:

- i) Make provision for approximately 120 dwellings, of which at least 40% will be affordable,**
- ii) Have a design and layout of high quality and a character which respects locally distinctive features of Overton and its location on the edge of the village,**
- iii) 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,**
- iv) 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,**
- v) Conserve and enhance the biodiversity of the area through locating development within the intensively-managed agricultural areas of the site**
- vi) 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,**
- vii) Include measures to mitigate the impact of development on the local road network including improvements to the junction of Station Road and the B3400,**
- viii) 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,**
- ix) 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,**
- x) Provide for Station Hill and the temporary ‘station car park’ to be upgraded to adoptable standard to enable transfer to Hampshire County Council,**
- xi) Incorporate and/or promote renewable energy technologies,**
- xii) Include appropriate open space/green infrastructure provision to meet local needs in line with the borough council’s adopted standards, including extending the existing neighbourhood park and providing equipped play facilities.**

Development on this site will deliver homes in the period 2017/18 – 2026/27, in accordance with the requirement to maintain a five year supply of deliverable housing sites.

Policy SS2.8 – South of Blosswood Lane

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

- i) Make provision for the comprehensive delivery of approximately 150 dwellings, of which at least 40% will be affordable,**
- ii) 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,**
- iii) 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,**
- iv) Preserve and enhance the architectural and historic significance of the nearby Grade II Listed Manor Farmhouse associated listed Granary, and related features, including their settings, and ensure sufficient mitigation measures,**
- v) Include measures to mitigate the impact of development on the local road network including improvements to Blosswood Lane and Bell Street,**
- vi) 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,**
- vii) 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,**
- viii) 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,**
- ix) Incorporate and/or promote renewable energy technologies,**
- x) 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,**
- xi) Include appropriate open space / green infrastructure provision to meet local needs, in line with the borough council's adopted standards, located centrally to meet the needs of all phases of the site,**
- xii) Provide for the careful management of any important archaeological remains.**

Development on this site will deliver homes in the period 2012/13 to 2016/17, in accordance with the requirement to maintain a five year supply of deliverable housing.

Policy SS3 – Reserve Sites

The following two sites are identified as reserve development sites:

SS3.1 – Kennel Farm – approx 350 homes

SS3.2 – Cufaudd Farm – approx 350 homes

These sites will only be released for development through the annual monitoring process if and when:

- (i) annual monitoring demonstrates that it is not otherwise possible to maintain a five year supply of housing sites over the plan period, and**
- (ii) it can be demonstrated that identified components of the Borough's land supply, including allocated sites listed in policy SS2, are not capable of being developed during the plan period.**

If either site is released for development, it will be expected to come forward in accordance with the relevant policy SS3.1 or SS3.2 and an agreed masterplan for the site. The decision on which of the two reserve sites should be released first will take account of:

- The local housing market, (taking into account recent levels of development within the areas local to the sites);**
- The delivery of Razors Farm (policy SS2.3); and**
- The availability of infrastructure to serve the sites**

- 4.5 In order to ensure that the borough maintains a supply of sites for the plan period, two reserve sites have been identified to provide a contingency, in the event that other sites do not come forward as expected. These sites provide a potential contingency of approximately 775 homes, representing just under 5% of the total number of homes being brought forward over the plan period.
- 4.6 As outlined in policy SS3, these sites will not be released for development unless monitoring indicates that they are required, and it will be necessary for the borough council to consider carefully the housing trajectory to ensure that these are released only if required.
- 4.7 Decisions on the order in which sites will be released will take into account the availability of infrastructure to support the site. Specifically, this will consider the availability of school places, in addition to capacity in the transport and sewerage network to service the site. Given the geographical distance between the two sites, and the different housing markets that they are likely to serve, account will also need to be taken of the levels of housing completions locally and those expected to come forward during the remainder of the plan period. The purpose of this being

to ensure that once released for development, homes will be completed in order to meet needs.

- 4.8 In addition, Cufaupe Farm would not be released for development, in accordance with policy SS3, unless development had been substantially completed on Razors Farm (policy SS2.3) to the south. This is to ensure that an isolated community is not created in this location, and that development is delivered in a comprehensive manner.
- 4.9 In the event that it is not possible to maintain a five year supply of sites, having taken into account the release of the two reserve sites, it will be necessary to bring forward an early review of the Core Strategy. This will be to ensure that an additional supply of housing sites is brought forward to meet needs at that time.

Policy SS3.1 - Kennel Farm

This reserve site of 11.8 hectares lies to the south west of Basingstoke to the west of the A30 and will only be released for development in line with policy SS3. The site will deliver a high quality development that will:

- i) Make provision for approximately 350 dwellings, of which at least 40% will be affordable,**
- ii) 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,**
- iii) Respond positively to the special characteristics and sensitivities of the landscape, ensuring that the density, heights and layouts 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,**
- iv) Provide measures to mitigate the impact of development on the local road network including improvements to the Kempshott and Brighton Hill roundabouts and the A30,**
- v) 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. This will include improving the pedestrian crossing of the A30, to enable access to services to the east,**
- vi) Include appropriate open space / green infrastructure to meet local needs, in line with the borough council's adopted standards, including the amenity of the footpath along the western site boundary,**
- vii) 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,**
- viii) Limit the direct and indirect impacts on local species and habitats, including the nearby Sites of Importance for Nature Conservation by mitigating both on-site and through off-site compensation measures to ensure that the site provides positive improvements in the conservation status of these species within the designation,**
- ix) Incorporate and/or promote renewable energy technologies.**

Policy SS3.2 - Cufaude Farm

This reserve site of 32 hectares lies to the north of the Razors Farm allocation (policy SS2.3) and will only be released for development in line with policy SS3 and only after, or in conjunction with, the development of the Razors Farm site immediately to the south. The development will deliver a high quality development that will:

- i) Make provision for approximately 350 dwellings, of which at least 40% will be affordable,**
- ii) Preserve and enhance the architectural and historic significance of Razors Farm, Upper Cufaude Farm and Cufaude Farm, and their rural settings, and ensure sufficient mitigation measures,**
- iii) Comprise a layout and design of development that respects the existing landscape and vegetation structure in and around 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,**
- iv) Provide appropriate open space / green infrastructure to meet local needs in line with the borough council's adopted standards, providing links to the green network including that provided at Razors 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,**
- v) 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 designated perimeter road at Taylors Farm and improvements to Crockford Lane roundabout and the Binfields roundabout on the A33,**
- vi) 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, including the potential Chineham Railway Station Cufaude Lane and in conjunction with the development of Razors Farm,**
- vii) 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 MOD land,**
- viii) Incorporate and / or promote renewable energy technologies**
- ix) The northernmost parcel of land (to the north of Cufaude Lane) will remain undeveloped or used as open space to retain the rural character and avoid further extension of development into the countryside.**

Implementation and Monitoring

The policies SS2 and SS3 will be implemented by:

- The preparation of development briefs / master-plans as appropriate to outline how sites will be delivered; and
- 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.

Policy SS4 – Phasing and Delivery of Residential Development

Development opportunities enabled by the Core Strategy will be delivered over the course of the plan period to ensure that a five year supply of sites can be maintained, 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 SS2, taking into account the following:

- (i) The policy of prioritising development on appropriate brownfield sites**
- (ii) The rate of housing completions and the availability of a five year supply of sites over the course of the plan period; and**
- (iii) The water quality within the relevant catchment.**

This process will be managed through annual monitoring, and will take into account monitoring undertaken by the Environment Agency. Where the monitoring indicates a likely deterioration in band status of the borough's water bodies, the borough council will resist granting further planning permissions where this would exacerbate such deterioration in 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 permission.

- 4.10 It is fundamental that the Core Strategy 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.

The policy outlines the local approach of prioritising development on appropriate brownfield sites over greenfield sites.

- 4.11 Policy SS4 establishes the framework for the release of the allocated sites identified in the Core Strategy and the approach for bringing forward those sites identified in the latter half of the plan period. It is expected that development on such sites will not occur before 2016 / 2017. It is, however, recognised that, given the size of the sites identified for the later phases of the plan period, it will be necessary to undertake master-planning, consultation and investigations into infrastructure 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.
- 4.12 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.
- 4.13 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 borough 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 borough 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 borough 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 and
- 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.

Other Locations for Development

4.14 The above identified allocations will be supplemented by a series of other approaches to establish where development will take place. This section of the Core Strategy outlines these approaches. This includes:

- Sites within defined Settlement Policy Boundaries;
- Neighbourhood planning and settlements with an identified housing number; and
- Regeneration of residential neighbourhoods

Policy SS5: Development within Defined Settlement Policy Boundaries

Within the defined Settlement Policy Boundaries, as shown on the Proposals Map, development which contributes to social, economic and environmental well-being will be permitted in principle. The location of the Settlement Policy Boundaries will be reviewed through the Site Allocations and Delivery Development Plan Document. Sites outside of defined Settlement Policy Boundaries will be considered to lie in the countryside where a more restrictive approach will apply.

- 4.15 Settlements identified on the Proposals Maps with defined Settlement Policy Boundaries (SPBs) highlight where development will be acceptable in principle. Such an approach facilitates the re-use of sites within settlements, subject to matters of detail and other policies in the Core Strategy. Outside of the SPBs is considered to be countryside, where development is generally restricted, unless it complies with other policies in the Core Strategy, such as development being brought forward through Neighbourhood Planning or Rural Exceptions Schemes.
- 4.16 Defining the edge of the built-up areas of settlements through SPBs seeks to ensure that settlements do not coalesce and that they retain their rural character in the future. The location of SPBs will be reviewed through a Site Allocations and Delivery Development Plan Document to ensure that they are both relevant and appropriate. This will take into account the outcome of discussions with community representatives in those settlements intending to bring forward development through a Neighbourhood Planning approach, as set out in policy SS3 (reserve sites policy).
- 4.17 Enabling the delivery of appropriate development within SPBs facilitates in-filling and regeneration opportunities in suitable locations and sites coming forward through this approach will be identified in the council's Strategic Housing Land Availability Assessment (SHLAA), where possible. In the last five years of the plan period, an allowance of 50 dwellings per annum has been included, which reflects previous levels of completions on small windfall sites and the additional opportunities that may arise in the

future which will not be identified in the SHLAA primarily as a result of their scale.

Implementation and Monitoring

The policy will be implemented by:

- The determination of planning applications

The policy will be monitored by:

- Annual monitoring of housing completions and the preparation of a housing trajectory to set out how the borough will provide a five year supply of housing sites
- Updates to the SHLAA

Policy SS6: Approach to Neighbourhood Planning and Settlements with an Identified Housing Number

In the settlements listed below, it will be necessary to identify opportunities to meet the following levels of development, generally in and around defined Settlement Policy Boundaries, as set out on the Proposals Map:

- (i) Bramley – approximately 200 homes**
- (ii) Kingsclere – approximately 50 homes**
- (iii) Oakley – approximately 150 homes**
- (iv) Whitchurch – approximately 200 homes**

The borough council will work with the relevant Parish / Town Council and other representatives from the community to identify the most appropriate means of bringing forward sites to accommodate this quantum of development. This may be on one or more sites in and around the settlements listed and would, in general, be in addition to small-scale infilling within Settlement Policy Boundaries. Approaches to bringing these forward include:

- (v) Neighbourhood Planning;**
- (vi) Site Allocations and Delivery DPD; and**
- (vii) Rural Exceptions for Affordable Housing**

The borough council will provide technical advice and support for Neighbourhood Planning throughout the borough in conjunction with the relevant Parish / Town Council or community representatives in non-Parished areas.

- 4.18 The borough council will support the preparation of Neighbourhood Planning across the borough, to provide scope for communities to set out a means of achieving their ambitions locally. Neighbourhood Planning could be delivered through a range of approaches including:
- Neighbourhood Plans;
 - Neighbourhood Development Orders; and
 - Community Right to Build Orders.
- 4.19 Each approach has a different method of delivery and the borough council will ensure that guidance is provided on how communities can take these forward, including the requirement for a local referendum. However, in terms of Neighbourhood Plans, communities wishing to progress with this approach will be invited to enter into a Service Level Agreement to define where responsibilities lie and the expected process and timescales for their preparation. Neighbourhood Plans will be adopted by the borough council where such are in accordance with the strategic policies of the planning authority and meet all other legal requirements. When adopted, neighbourhood plans will carry significant weight in the determination of planning applications.
- 4.20 In those locations identified in policy SS6, the borough council will work with the local community to identify the most appropriate means of delivering the identified levels of development. This will either be through the Neighbourhood Planning approach, in conjunction with the local community through a 'bottom-up' approach, or through the preparation of a Site Allocations and Delivery DPD.
- 4.21 Where it is considered appropriate to prepare a DPD, the borough council will commence work after the adoption of the Core Strategy and will use the approach to consultation and engagement set out in the adopted Statement of Community Involvement, and will provide the opportunity to consider alternative sites for development in and around the settlements.
- 4.22 The borough council has identified that around 200 homes are expected to be delivered through this approach across the borough, based upon the ambitions of those Parish and Town Councils who responded to the consultation in Summer 2011. This is outlined in Table 2, and is in addition to the levels of development identified in policy SS6.

Policy SS7 – Regenerating Residential Neighbourhoods

The following residential neighbourhoods in Basingstoke, will be the initial focus for comprehensive area-based regeneration programmes:

- **Buckskin.**
- **South Ham.**
- **Norden.**

These are indicatively illustrated on the plan below.

The regeneration of other residential neighbourhoods within the Borough will be supported where this would support the delivery of the Vision and would benefit the local community and an opportunity is identified.

Regeneration will be delivered through:

- 1. Redevelopment within existing neighbourhoods which pays regard to existing residential amenity and relationships with the surrounding built environment.**
- 2. The remodelling of local neighbourhoods.**
- 3. The refurbishment of existing properties.**
- 4. Environmental improvements such as new footpaths, fencing, planting and reconfigured parking areas.**
- 5. The provision of high quality, useable open spaces.**
- 6. The provision of improved local facilities.**

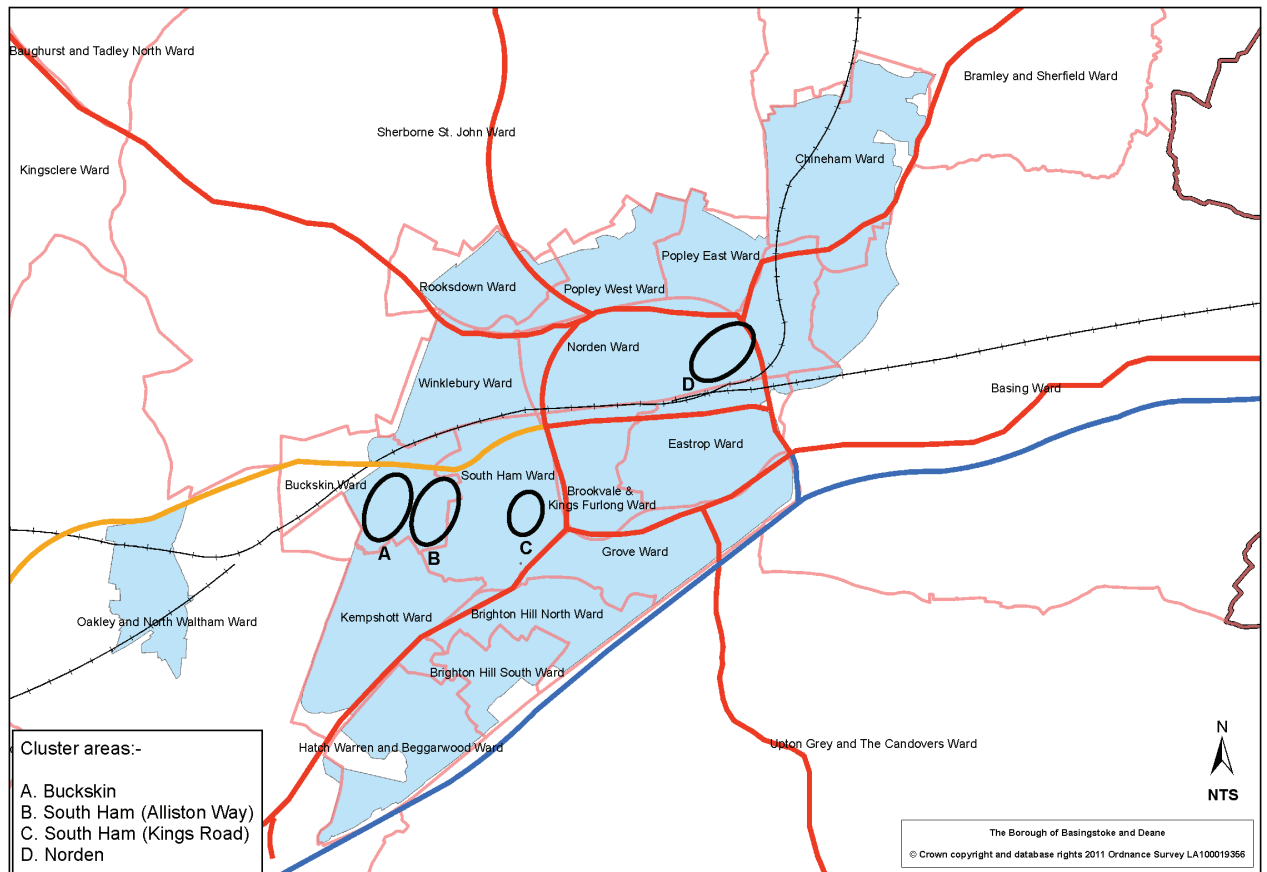
Regeneration schemes will be progressed through:

- a) Partnership working with delivery agencies including local housing associations, landowners and tenants; and**
- b) Full involvement and consultation with the local community in the preparation of regeneration proposals; and**
- c) The preparation of a comprehensive masterplan or development brief for the area which will be adopted by the council. Where a brief or masterplan has not been adopted, any proposals must demonstrate that they will positively support the comprehensive development of the wider area.**

- 4.23 The borough council has successfully regenerated several residential area of the borough in recent years, in partnership with local housing associations and representatives of the community. This has sought to address the issues associated with some of the residential areas built in the 1960s and 1970s when the town was being expanded. These areas were typically designed around a 'Radburn' layout which provides separate vehicle access and pedestrian networks, with garage courts that are now, often, under-used. In some instances, these have resulted in a

poor environmental quality, issues in terms of crime and social issues in terms of the indices of deprivation.

- 4.24 Through the regeneration schemes at Oakridge and Popley in Basingstoke, together with Bishops Green, an additional 350 homes have been delivered. These provide improved levels of insulation and building quality in attractive environments that meet local needs, achieve high levels of energy efficiency and reduce the opportunities for crime and antisocial behaviour.
- 4.25 A Strategic Approach to Regeneration has been prepared, using information held by the borough council and the main local housing associations, to identify the priority areas for regeneration in other parts of 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 and these are identified in policy SS7.
- 4.26 Based upon previous experience of regeneration schemes in the borough, a figure of 200 dwellings has been identified, as being achievable in the plan period, and this will be achieved through further close working with the housing associations, the Homes and the Communities Agency and the local community to deliver successful regeneration schemes.



Implementation and Monitoring

The policy will be implemented by:

- Partnership working with local communities and relevant housing associations 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 SS8 Nuclear Installations – Tadley and Burghfield

The borough council requires development in the land use planning consultation zones surrounding the AWE sites in Tadley and Burghfield to be managed in the interests of public safety. Development proposals resulting in a net gain of residential⁴ development in the inner land use planning consultation zone of AWE Tadley (within the administrative boundary of the borough) is likely to be refused planning permission by the council. Development will only be permitted as an exception, where it is clearly demonstrated that the Off Site Emergency Plan can accommodate the needs of the population in the event of an emergency. All development proposals within the consultation zones that trigger consultation with the Office for Nuclear Regulation's (ONR) Directorate will be considered in conjunction with ONR, having regard to:

- the proposed use,
- the scale of development proposed,
- the location of the development,
- the population distribution of the area in which the development is situated,
- the impact of the development on public safety, to include how the development proposal would impact upon functioning of the emergency plan in the event of an emergency.
- all other relevant ONR considerations.

- 4.27 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) in Tadley and (2) AWE in Burghfield.
- 4.28 The United Kingdom's Fifth National Report on Compliance with the Convention on Nuclear Safety Obligations (Department of Energy and Climate Change, September 2010) states in its forward that 'the safety of other nuclear facilities that fall outside the scope of this convention are also regulated to the same standards, so as to ensure that they are operated in a manner that maintains a high level of safety'. Paragraph 17.30 of the September 2010 document relates specifically to development management policy in the vicinity of nuclear installations.
- 4.29 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 regarding local demographics which would limit the radiological consequences to the

⁴ 'Residential' includes any development resulting in a permanent resident night time population, e.g residential institution, caravan, hotel, over-night tourist accommodation etc.

public in the unlikely event of an accident involving the spread of radioactive materials beyond the nuclear site boundary. This policy is a measure of prudence over and above the stringent regulatory requirements imposed on nuclear operators to prevent such accidents. The Office of Nuclear Regulation (ONR) administers the Government's policy on the control of development and provides advice to the Local Planning Authority, who takes this into account in considering whether or not to approve planning applications.

- 4.30 The consultation thresholds and zones are agreed locally between the borough council and the ONR. 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.
- 4.31 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 and the ONR. Councils will monitor housing completions and commitments and send this information directly to ONR for them to make informed judgements when assessing development proposals. Basingstoke and Deane Borough Council will undertake this monitoring as part of annual monitoring.
- 4.32 The ONR's decision whether to advise against a particular development is based on complex modelling. The ONR has indicated that on the basis of its current model for testing the acceptability of residential developments around the AWE sites, it would advise against nearly all new residential development within the inner land use planning zones defined on the Proposals Map. Proposals will only be permitted when the Off Site Emergency Plan can accommodate the additional population. The Policy reflects the council's intention to normally follow ONR's advice in the inner zone. Whether or not the ONR would advise against a particular proposal beyond the inner zones depends on a variety of factors, including the scale of the development, distance from the relevant AWE site and the relationship to existing and planned developments. It is not therefore practical to express the ONR's likely advice, or the council's response, in any further policy in this Plan.
- 4.33 During the plan period there are likely to be changes of inputs to the ONR's model which may result in a less restrictive approach being taken by ONR. Such changes would include information on population and household size from the 2011 Census. The successful completion and full operation of the PEGASUS Project at AWE Aldermaston (currently scheduled for completion 2021) and the MENSA Project at AWE

Burghfield (currently scheduled for completion 2016) would enable ONR to take into account the revised safety case for those projects in the modelling process and may enable a less constraining population density criteria to be applied. As a result, the consultation zones may change as well as ONR's advice on particular proposals.

Implementation and Monitoring

The policy will be implemented by:

- Advice upon and the determination of planning applications and continued close working with the ONR and neighbouring authorities

The policy will be monitored by:

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

5. Community Needs

Background

- 5.1 The Core Strategy has an important role in ensuring sustainable communities with necessary health, education and community facilities and access to local housing, employment and leisure facilities. Much of the borough is undeveloped and rural, with access to employment, housing, services and facilities being a significant issue. The Core Strategy 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 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 spatial objectives: B, C, E, F, G, H, J.

Policy CN1 – Affordable Housing

The borough council will require the provision of an element of affordable housing⁵ on development sites taking into account the need for affordable housing according to the Housing Needs Register and choice based lettings results as follows:

- For development sites outside Basingstoke SPB of more than 10 net residential units, 40% affordable housing will be provided.
- For development sites of more than 15 net residential units within Basingstoke SPB, 40% affordable housing will be provided.

The affordable homes will be distributed within the development to support the creation of integrated and mixed communities, however practical implementation and management issues will be considered when considering the location of affordable homes. Affordable homes will be designed to fit within the wider context of the development and will remain affordable for as long as there remains a need. Affordable housing will be provided on site unless exceptional circumstances can be clearly demonstrated. The tenure split of affordable homes will be in line with that set out in the Affordable Housing and Planning Obligations SPDs and any subsequent updates.

Development proposals which fall below the thresholds will be required to pay financial contributions towards the provision of affordable housing in the borough; the methodology for this approach will be set out in the Planning Obligations SPD and any future updates.

The applicant will be required to submit an open book viability assessment where schemes do not meet the policy thresholds or seek to provide a contribution in lieu of on site affordable housing provision. In such cases the borough 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 borough council and the approach contributes towards creating mixed and balanced communities.

- 5.5 The assessment of housing need undertaken as part of the Strategic Housing Market Assessment (SHMA), 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 Affordable housing is defined within national guidance.

- 5.6 A Viability Assessment has been carried out on behalf of the council which sets out a number of recommendations which support the thresholds identified within the policy. The council recognises that in some cases there may be exceptional development costs which will need to be acknowledged, and in such cases, the policy would represent the starting point for discussions. However the council will seek to ensure that the policy requirements are met wherever possible in order to achieve sustainable development. Further detail on the approach will be set out in the Planning Obligations SPD which will have regard to the council's Housing Strategy.

Implementation and Monitoring

The policy will be implemented by:

- Working in partnership with the Housing Department, Housing Associations Registered Social Landlords and the Homes and Communities Agency to ensure the delivery of homes to meet needs
- Production of a Planning Obligations 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.

The policy will be monitored by:

- Assessing affordable housing completions and housing delivery through annual monitoring.

Policy CN2 – Rural Exceptions for Affordable Housing

On sites adjacent to or within rural settlements outside Basingstoke town, 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.

The scale and tenure of development will be based on proven local need and will be in proportion with and respect the character, form and appearance of the rural settlement and surrounding area.

Subject to local housing priority, local circumstances, viability and market conditions, under this policy:

- **At least 80% of the units should be affordable in accordance with the definitions set out in national guidance,**
- **Up to 20% of the units may be market housing.**

Proposals for a higher proportion of market housing will be acceptable only on demonstrable viability grounds, for which the developer will be required to submit an open book viability assessment. In such cases the borough council will commission an independent review of the viability study, for which the developer will bear the cost. The council will not accept aspirational land value as justification for allowing a higher proportion of market value units. 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 affordable homes will be secured by way of a Section 106 agreement to ensure that the housing remains affordable in perpetuity.

- 5.7 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.
- 5.8 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.

- 5.9 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.
- 5.10 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 to ensure that the development completed to ensure all affordable homes are built.
- 5.11 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, Housing Associations 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 – Market Housing

Residential development proposals will be required to provide a mix of private market dwelling types and sizes. The mix on a site must contribute to maintaining or improving the balance in housing stock in the settlement where the site is located in order to meet housing need in that settlement. Provision should be made for small homes (2 bedrooms and less), larger houses for families and accommodation that is attractive to ‘downsizers’, particularly 2 and 3 bedroom dwellings and bungalows. The mix on a site will be required to have considered:

- **The borough’s forecast demographic changes and household projections**
- **Housing need, including special needs (based on the Annual Monitoring Report and other surveys of need)**
- **The physical characteristics of the site and the local area**
- **Environmental impacts, including impacts on the amenities of adjoining occupiers**
- **Accessibility**
- **Regeneration opportunities, taking into account the housing requirements of existing residents**
- **Market considerations**
- **The relevant Supplementary Planning Document**
- **Any masterplanning or development brief for the site**

Development proposals will be required to provide evidence to justify the mix of housing proposed.

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

The council will support development proposals that are specifically designed and suitable in type and location to meet the needs of older persons and people with special needs, including care or nursing homes, Extra Care housing, and other housing to meet the needs of the NHS and Local Authority Adult Social Services.

The sub-division of dwellings will not be permitted unless it can be clearly demonstrated that there is no adverse impact on the character of the area, and on the amenities of adjoining and future residents. Particular issues that will be taken into account in considering proposals will include parking, the ambience of the local area, and the cumulative impact on the character and amenities of the locality.

Further guidance on implementation will be set out in an update to the existing Housing Mix and Lifetime Mobility Standards Supplementary Planning Document. This will contain definitions of house types (such as ‘starter homes’), detail the type of accommodation that will be attractive to ‘downsizers’ and set out how the policy will be implemented to ensure that a balanced housing stock is maintained. Further guidance on sub-divisions⁶ and Houses of Multiple Occupation (HMO’s) will also be detailed in the updated Supplementary Planning Document.

- 5.12 Although there has been an increased development of smaller units in the last decade, particularly flats in Basingstoke Town, family housing still represents by far the largest housing type across the borough (74% in 2007).

Neighbourhood Stock Analysis

Table 3 - Stock profile in 2001 (Basingstoke and surrounding area) and 2008		
	2001	2008
1 bed flat	2532 (6%)	3241 (7%)
1 bed house	1593 (4%)	1623 (4%)
2 bed flat	1798 (5%)	3288 (7%)
2 bed house	4355 (11%)	4823 (11%)
3 bed flat	333 (1%)	384 (1%)
3 bed house	11101 (28%)	12061 (27%)
4 bed house	12753 (32%)	13311 (31%)
4+ bed flat	103 (1%)	104 (1%)
5 bed house	4968 (12%)	5036 (11%)

- 5.13 A number of studies have been carried out to assess future housing requirements for the borough. The SHMA, Neighbourhood Housing Stock analysis and Rural Housing Survey all indicate substantial growth in the number of single person households and a smaller increase in absolute numbers of family type households up until 2026 (see table below). However, all urge caution in assuming that these figures imply the need for such numbers of small dwellings. These projections may overstate the level of growth of single person households – if affordability issues remain, there are likely to be more multi-person households. 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 found the need for appropriate ‘downsizing’ accommodation - 2 bedroomed dwellings and 3 bedroomed detached houses and bungalows with small gardens or outdoor space.

⁶ Existing guidance on subdivisions is contained within the Design and Sustainability SPD

Table 4 - Household projections by Household type

Household type	2001		2026		Change in relative proportions
1 person households	15,600	25%	28,900	35%	+10%
Households with children	24,600	40%	28,100	34%	-6%
Couples	18,500	31%	20,400	25%	-6%
Other	2,800	4%	4,300	5%	
Total	61,500	100%	81,700	100%	

Source: Basingstoke and Deane Borough Council, Hampshire County Council, DTZ (SHMA)

Aggregate requirement for different dwelling types based on the HPCMP Approach for 2016 (source: Neighbourhood Stock Analysis):

1 bed flats	5%
2 bed (upsize) flats	8%
2 bed houses	19%
3 bed houses and larger	39%
3 bed flats	2%
2 bed downsizing houses, flats, bungalows	20%
1-2 bed elderly/care	8%

- 5.14 The Rural Housing Study also considered demand for market housing and found that for those looking to move within the next year and up to 2012, at least 65% wanted family housing with more than 3 bedrooms. It recommends a broad 40:60 split between smaller units (1-2 bedrooms) and family sized accommodation (3 or more bedrooms).
- 5.15 House prices and affordability remains an issue across the borough. The Housing, Homelessness and Benefits Strategy recognises that despite house prices falling recently, first time buyers are finding it just as difficult to enter the housing market due to the increased size of deposits being sought by the majority of mortgage lenders (generally 20-25% of the purchase price). The need for more affordable starter housing therefore remains.
- 5.16 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. The design of housing for older people should take into account the recommendations of the HAPPI (Housing our Ageing Population: Panel for Innovation) report. Regard will be had to the Extra Care Housing Model in the Partnership for Extra Care Housing in Hampshire Strategy, and any further guidance from Hampshire County Council.

- 5.17 The evidence base therefore indicates that the borough currently has a balanced housing stock, with no particular deficiencies in stock or future housing requirements, although the provision of housing for older people will become increasingly important in the future and will affect overall housing stock requirements. The Core Strategy policy approach therefore seeks to sustain this balance with provision of starter homes for small households, more generous 2 bedroom dwellings for downsizers and couples, as well as a choice of 3 bedroom dwellings, bungalows and larger family housing. Although 1 bedroom units can help those seeking to get on the housing ladder, 2 bedroom dwellings are generally the preferred choice of smaller unit, and offer more flexible accommodation for a range of household types and needs.
- 5.18 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 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 opportunities. 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, local housing need and existing provision.

Implementation and Monitoring

The policy will be implemented by:

- Advice on and the determination of planning applications for residential development. Further guidance on implementation will be set out in an update to the Housing Mix and Lifetime Mobility Standards Supplementary Planning Document which will be reviewed on a regular basis. This will contain definitions of house types (such as 'starter homes'), detail the type of accommodation that will be attractive to 'downsizers' and set out how the policy will be implemented to ensure that a balanced housing stock is maintained.

The policy will be monitored by:

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

Policy CN4 - Gypsies Travellers and Travelling Show People

The borough council will support opportunities for providing permanent and temporary pitch provision to meet the accommodation needs of resident Gypsies, Travellers and Travelling Showpeople, as indicated in the most recent Gypsy and Traveller Accommodation Assessment.

Planning proposals for accommodation sites for Gypsies, Travellers and Travelling Showpeople will only be permitted where:

- i. There is an identified need for the pitch provision**
- ii. There is no adverse impact upon local amenity and the natural and historic environment**
- iii. The site is located within a reasonable distance of local services with capacity, including schools, health services, shops and community facilities**
- iv. There is safe and reasonable access to the highway, public transport services and sustainable transport options.**
- v. Adequate on-site facilities are provided for parking, storage, play and residential amenity and appropriate essential services**
- vi. The potential for a mix of uses on the site has been demonstrated**
- vii. The potential for successful integration between travelling and settled communities has been demonstrated.**

The need for transit sites within the borough will be investigated separately through further evidence based work undertaken on a cross boundary basis

5.19 Basingstoke and Deane Borough Council as the Local Planning Authority is required to identify sites for permanent pitch provision to meet the needs of Gypsies, Travellers and Travelling Showpeople.

5.20 Regulations made under Section 225 of the Housing Act 2004 define Gypsies and Travellers and Travelling Showpeople as:-

- (a) persons with a cultural tradition of nomadism or of living in a caravan; and
- (b) all other persons of a nomadic habit of life, whatever their race or origin, including:-
 - (i) such persons who, on grounds only of their own or their family's or dependant's educational or health needs or old age, have ceased to travel temporarily or permanently; and
 - (ii) members of an organised group of travelling show people or circus people (whether or not travelling together as such).

- 5.21 The council has a corporate commitment to support sustainable communities and address housing needs. This applies to the travelling communities as well as settled communities.
- 5.22 In order to assess the housing needs of Gypsies, Travellers and Travelling Showpeople, local authorities are required to undertake a Gypsy and Traveller Accommodation Assessment (GTAA). The Local Authorities in Hampshire, Southampton, Portsmouth and the Isle of Wight commissioned the Hampshire and Isle of Wight Gypsy and Traveller Accommodation Assessment (GTAA) jointly in January 2006. The study grouped Basingstoke and Deane Borough with Hart District and Rushmoor District to form the North area within the study and made a number of recommendations for pitch provision within the borough. Further work is considered necessary to update the original information contained in the 2006 GTAA and identify future need for permanent, temporary and transit provision for Gypsy, Traveller and Travelling Showpeople accommodation within the borough. The council is currently working on a refreshed GTAA.
- 5.23 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 and medical services to meet the educational and welfare 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:

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 lines, sewerage works etc. should be avoided unless the impact can be mitigated against.

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.

Nationally recognised designations – AONBs, SSSI, Conservation Areas etc. should be avoided unless there are no alternative locations and the site's impact can be adequately minimised.

- 5.24 Following on from the GTAA, where a need for sites is identified, the Site Allocations and Delivery DPD will identify possible options for Gypsy and Traveller sites. Sites will be assessed to establish suitability and the impact they will have upon social, economic and environmental factors.

Implementation and Monitoring

The policy will be implemented by:

- Identifying possible options for Gypsy and Traveller sites through the Site Allocations and Delivery DPD. This will be prepared through the statutory process and in accordance with the SCI, involving consultation with the public and stakeholders.

The policy will be monitored by:

- Monitoring applications for Gypsy, Traveller and Travelling Showpeople sites through annual monitoring.
- Through the preparation of the Site Allocations and Delivery DPD

Policy CN5 – Infrastructure

All residents and businesses should have good access to excellent services and facilities in order to ensure prosperity and a high quality of life. These services and facilities should be provided in a more flexible way in the future to ensure shared use of the facilities so that as many people as possible can access them in the most effective way.

To help to facilitate this, new development will be required to provide and contribute towards the provision of additional services, facilities and infrastructure to meet the needs that arise from that development. The scale and pace of development will depend on additional capacity being provided where current infrastructure is insufficient to accommodate the requirements of new development.

Therefore planning permission will be granted where it can be clearly demonstrated that infrastructure is to be provided and phased to support the requirements of proposed development. This will require the provision of both on-site and off-site infrastructure to mitigate the social, physical and environmental impacts for existing and proposed residents. Where this requires the provision of new infrastructure it 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.

The borough 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. These requirements will be set out in the borough council's

Infrastructure Delivery Plan (IDP), and the required standards of provision will be included in SPDs, development briefs associated with allocated sites and any future provision to be set out in a Community Infrastructure Levy Charging Schedule.

- 5.25 Any future development needs not only to identify clearly how it is to accommodate growth, but also how to ensure that the provision of the necessary infrastructure is provided in the creation of sustainable communities. An Infrastructure Delivery Plan (IDP) accompanies this strategy and sets out all the infrastructure needs associated with its implementation, together with how these items will be delivered and how they could be funded.
- 5.26 Infrastructure includes matters such as transport, flood defences, education, health provision, community, leisure and cultural facilities, open space, green infrastructure, affordable housing, utility services, high-speed broadband across the borough, water service infrastructure including an effective sewerage disposal and 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. Opportunities to share resources and premises between different services will be prioritised to ensure local service provision works for, and supports, local communities. This could include, for example, health-care provision linked to a community hall, or a school providing opportunities for community use or adult learning.
- 5.27 Developers will therefore 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, 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.
- 5.28 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. Early implementation of infrastructure is needed including the upgrading of infrastructure where an existing capacity issue exists where relevant. This may include key transport schemes such as improvements to Black Dam roundabout / junction 6 of the M3 motorway and proposals for a new railway station at Chineham as set out in the IDP.

- 5.29 This infrastructure provision will be secured either through conditions or a planning obligation or future Community Infrastructure Levy (CIL). The council will continue to work with infrastructure providers and stakeholders to identify the infrastructure required to facilitate the development set out in the Core Strategy, including by what means this is to be delivered to ensure that the spatial strategy is robust in terms of delivery. Any specific land use requirements for infrastructure or strategic infrastructure will be identified within the IDP or Site Allocations and Delivery DPD and subsequent Supplementary Planning Documents.
- 5.30 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.
- 5.31 The council will continue to work with partners on the Local Enterprise Partnership (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.
- 5.32 Following the introduction of the Community Infrastructure Levy (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 may need to allow a proportion of CIL to be allocated to the neighbourhood directly affected by growth.
- 5.33 All planning obligations will continue to be carefully assessed to ensure that they meet the tests contained in Circular 05/2005 and the CIL Regulations.

Implementation and Monitoring

The policy will be implemented through

- The Infrastructure Delivery Plan (IDP) identifying the key infrastructure projects required to support the delivery of the Core Strategy. The infrastructure schedule will be maintained on the council's website and will be updated as further infrastructure requirements or projects are identified and as the Site Allocations and Delivery DPD is taken forward. The implementation of the IDP will be assessed through monitoring progress on infrastructure projects;
- The preparation of a Planning Obligations SPD; and
- Inclusion of any specific land use requirements for infrastructure in the Site Allocations and Delivery DPD and in master-plans for strategic sites.

The policy will be monitored through:

- Annual monitoring and updates to the IDP; and
- Monitoring of relevant Legal Agreements as planning obligations fall due.

Policy CN6 – Essential Services

The borough council will support proposals that 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 rural settlements where they will meet an identified local need.

In order to create strong, vibrant and healthy communities, development proposals which would result in the loss of services and facilities which provide or improve local services that reflect community needs and support well-being will not be permitted unless it is clearly demonstrated that:

- i The service or facility is no longer needed; or**
- ii It is demonstrated that it is no longer practical, desirable or viable to retain them; or**
- iii The proposals will provide sufficient community benefit which meets evidence of a local need, to outweigh the loss of a facility.**

Proposals to retain, improve or re-use essential services set out in Neighbourhood Plans or Orders will be supported, along with any supporting development which may make such provision economically viable.

- 5.34 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
- 5.35 The retention and improvement of local services and facilities is a key issue, particularly for residents outside of 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.
- 5.36 This policy seeks to protect key services from redevelopment or change of use unless it is no longer practical to retain them, or it can be demonstrated that it is no longer needed. The key services covered by this policy are set out below, and the borough council will consider the use of the building to also apply to the land upon which it sits, to avoid the loss of important community facilities through demolition.
- 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
- 5.37 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.
- 5.38 This policy also seeks to support proposals for new facilities that would meet identified local needs. It is recognised that there may be occasions where it might be appropriate to allow, exceptionally, such development on land where development would not normally be permitted. Any application

for new development should be supported by evidence showing the local need or through its identification in Neighbourhood Plans.

- 5.39 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

The council will work closely with its partners and the local community to encourage increased and ongoing participation in community, leisure and cultural activity. Proposals will be supported where they:

- Retain and maintain existing facilities which are highly valued by the community**
- Improve the quality and capacity of facilities highly valued by the community where appropriate and possible.**
- Provide new facilities, in accordance with borough council standards, where there is evidence of need that cannot be met by existing provision. New facilities should be provided to prescribed timescales and in phase with the needs of the community.**

The borough council will permit proposals that would result in the loss of valued facilities currently or last used for the provision of community, leisure and cultural activities in exceptional circumstances, and only where it is demonstrated:

- i) That the facility is no longer required for any of the functions that it can perform, or it is no longer viable or practical to retain it, or**
- ii) That any proposed replacement or improved facilities will be at least equivalent in terms of quality, quantity and accessibility and there will be no overall reduction in the level of facilities in the area of the development, or**
- iii) 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 will be required to be accompanied by a detailed value assessment of the current quantity and quality of existing facilities and an assessment of need and value to the community. The views of the local community on any loss must be sought as part of this assessment.

Where opportunities exist, the borough council will support the co-location of community facilities and services at sites of local and district significance.

Proposals to retain, improve or re-use community, leisure or cultural facilities set out in Neighbourhood Plans or Orders will be supported, along with any supporting development which may make such provision economically viable.

5.40 By way of example, and for the purposes of the Core Strategy, 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.
- 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, and arts/craft centres

5.41 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. Much of the existing provision has been delivered as a result of strategic planning but some is historic, ad hoc or opportunistic and such facilities are often failing to meet changing needs.

5.42 As part of the Core Strategy 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. Accommodating the needs and expectations of younger and older people is a particular priority.

- 5.43 The focus will be on retaining, maintaining and improving existing facilities which are highly valued by the community so they can meet changing needs and expectations where feasible. Facilities that are ‘highly valued’ by the community are recognised for their contribution to the local community by providing facilities that enable participation in a range of community, leisure and cultural activities. High value facilities evidence a high level of demand for their use, high utilisation by the community and sustainable management to ensure their continued use. The majority of existing community, leisure and cultural facilities are identified as ‘highly valued’. However, it is recognised that in taking this approach some provision may be lost but this would only be of low quality and low community value. The identification and priorities for retaining, maintaining and improving existing provision will be set out in the Strategic Plan for Sport and Recreation, Community Buildings Strategy and Community Plans.
- 5.44 The policy supports the principle of co-locating facilities although transport 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.
- 5.45 Where there is evidence that existing provision is not able to meet needs, the borough 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 standards and facilities hierarchy will be set out in more detail in the Planning Obligations SPD.
- 5.46 Key sites of strategic importance for leisure, community and culture uses, which are of significance to the whole borough and beyond, will be identified in the Site Allocations and Delivery DPD. The Basingstoke Leisure Park has been identified 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. Down Grange Sports Complex has also been identified as a key strategic facility for outdoor sport and recreation provision. The need for a new multi sport complex and/or multi functional community stadium which responds to future sport and recreation needs has been identified as a potential new facility requirement.

Implementation and Monitoring

Implementation will be through development management and decisions on planning applications whilst impacts will be monitored against the objectives and action plans of the relevant council strategies including the Strategic Plan for Sport and Recreation. Neighbourhood Planning could also bring forward local services for which there is an identified need and community support.

Policy CN8 – Accessibility and Transport

Development will be required to be located to give maximum flexibility in the choice of modes of transport available. All forms of travel should seek to reduce congestion, increase accessibility, promote making travel safer and minimise the impact on the environment, including reducing emissions of greenhouse gases in line with wider sustainability objectives.

The borough council will seek improvements to a range of transport provision, and/or minimise the impact of development on the borough's networks by:

- 1) Requiring new development to:**
 - a) Provide or contribute towards improvements to sustainable transport provision and/or the highway network to help mitigate any adverse effects on the local or strategic networks arising from the development itself or the cumulative effects of development.**
 - b) Include measures to encourage the use of sustainable modes of transport**
 - c) Provide car and cycle parking in accordance with the borough council's Residential Parking Standards SPD.**
- 2) Encouraging local businesses and organisations to promote flexible choices in modes of travel in order to reduce impacts on peak periods, through the introduction and application of travel plans.**
- 3) Requiring Transport Assessments/Statements and Travel Plans to be prepared for all development, including residential schemes, above thresholds published in Highway Authority guidance.**

- 5.47 Through the provision of services and facilities locally, it is possible to help to minimise the need to travel, and provides greater scope for people to have a greater choice of modes of transport, including non-car modes. This, together with improved use of technology to facilitate greater working

from home, can assist in limiting the impact of new development on the transport network.

- 5.48 Proposals should reflect the objectives and support the delivery of other transport strategies particularly the Local Transport Plan and the emerging Town Access Plan.
- 5.49 Walking and cycling modes have a key role to play in ensuring an increase in sustainable travel. This can be achieved by providing safe walking and cycling routes that are accessible to all, are convenient to reach, and link to places where services are located. Secure and convenient cycle parking at destinations will also be required, including at transport interchanges.
- 5.50 Development should link to existing networks but will not be permitted if it would adversely affect the use of any part of the existing networks or other rights of way, unless the adverse affect can be suitably mitigated.
- 5.51 The availability of public transport (both bus and rail and including community based transport) as an alternative to the car is a key factor in reducing car journeys. The policy will protect and enhance existing public transport routes and interchanges and create new ones where possible. This will complement work being undertaken by the borough council on Quality Bus Partnerships which aim to deliver high quality public transport services that provide reliable and accessible services. These will be developed in conjunction with operators and the Passenger Transport Authority on a route by route basis where it is the intention to provide bus priority measures together with improved buses and waiting facilities.
- 5.52 Additionally, development will be resisted where it is considered to adversely affect proposals for future infrastructure improvements for public transport which have a realistic possibility of implementation in the short to medium term. The borough's transport networks are continuing to evolve and improve through investment by the council and highway authority.
- 5.53 Proposals will be encouraged that support the environment by careful design of traffic schemes and that provide infrastructure supporting the use of alternative vehicle types and fuels in support of climate change policies. Examples could include installation of electric charging points.
- 5.54 In order to promote the concept of sustainability and support economic prosperity in the borough, some form of management is necessary to ensure that the parking provided is sufficient but not excessive. . The required standards are set out in the council's Supplementary Planning Document, for residential development, and in the Hampshire county council Parking Strategy and Standards, for non residential sites.
- 5.55 These establish parking standards make differentiation between dedicated allocation and communal or unallocated provision. The levels of provision

required vary across the borough to reflect the more rural nature of some settlements, and will assist 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 and for powered two wheel vehicles.

- 5.56 The guidance also identifies some circumstances where a Travel Plan and / or a Transport Assessment/Statement will be required.
- 5.57 Travel Plans are recognised for their part in reducing the impact on the environment of reliance on the car, including promoting schemes for reducing travel and travel at peak times (eg flexible working), electronic communication, car sharing or promoting transfer to alternative modes. Plans are required for non residential development and larger scale residential schemes.
- 5.58 Thresholds for the submission and implementation of plans are contained in Highway Authority guidance.
- 5.59 There are many rural communities where there are no 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.
- 5.60 The borough 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 and the proposed Planning Obligations SPD. 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:

- Working in partnership with authorities and organisations responsible for owning, controlling or managing transport infrastructure and services in the borough, and for access to it. These include HCC as the Highway Authority and Passenger Transport Authority, the Highways Agency for the strategic road network, bus operators and Network Rail and train operators for the railway network. Partnership working will be undertaken with parish councils and local authorities adjacent to the borough to ensure joint approaches to resolving local and regional transport issues.
- Joint working with appropriate special interest organisations involved in the promotion of alternative travel modes with the aim of maximising sustainable travel and minimising environmental impact

The policy will be monitored by:

- Monitoring and review progress through reporting of the Local Transport Plans.

6. Environmental Management and Climate Change

Background

- 6.1 An overall ambition of the Core Strategy 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 Core Strategy 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 strategy 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 strategy 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 strategy 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 spatial objectives: I, J, K, L, M, N, O
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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;

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.

- 6.5 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.
- 6.6 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.
- 6.7 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 Core Strategy will ensure that there is the necessary local framework in place to maintain and enhance such assets.

Policy EM1 – Landscape Character

The borough of Basingstoke and Deane is largely rural in character and includes many locally distinctive, high quality landscapes which are greatly valued by both residents and visitors. Part of the borough is designated as an Area of Outstanding Natural Beauty, whose distinctive character and natural beauty is so outstanding that it is in the nation's interest to safeguard it.

Development proposals will be granted permission only where it can be demonstrated that the proposals have made a full assessment of the character and visual quality of the area concerned and the proposals respect and, where possible, improve and enhance the landscape likely to be affected. Such assessments will be required to address:

- i. The particular qualities identified within the current landscape character assessment and other subsequent updates or relevant guidance
- ii. Visual amenity and scenic quality
- iii. The setting of a settlement, including important views to, across and out of settlements
- iv. The local character of buildings and settlements, including important open areas;
- v. Trees, hedgerows, water features such as rivers, ancient woodland and other landscape elements and features;
- vi. Historic landscapes, parks and gardens, features and elements; and

Development proposals will not be accepted unless they maintain the integrity of existing settlements and prevent their coalescence.

Development proposals shall include comprehensive landscaping schemes, showing how development would successfully integrate with the landscape and surroundings. They will be assessed against the impact that development would have on the above and also the sense of place, sense of remoteness or tranquillity, and the quiet enjoyment of the landscape from public rights of way.

The assessment of character and visual quality and the provision of a landscaping scheme should be proportionate to 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 Policy and criteria set out in the North Wessex Downs AONB Management Plan.

- 6.8 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 or 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 well being 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.
- 6.9 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. Other relevant documents include community produced Village Design Statements, Countryside Design Summary and the North Wessex Downs Management Plan adopted by the local authorities within the AONB.
- 6.10 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.

Implementation and Monitoring

The policy will be implemented by:

- Advice on and the determination of planning applications

The policy will be monitored :

- Through an assessment of development management and appeal decisions.

Policy EM2 – Biodiversity and Nature Conservation

The borough council will work in partnership with the local community, developers, landowners and other organisations to conserve, restore and enhance the borough's biodiversity in accordance with Living Landscapes (and any subsequent updates). It will actively pursue opportunities for biodiversity improvement in accordance with the borough council's Green Infrastructure Strategy by:

- Requiring that development proposals include proportionate measures which will contribute, where practicable, to a net gain in biodiversity, through creation, restoration, enhancement and management of habitats and linear 'stepping stone' features that help to link key habitats,
- Seeking a combination of on or off site provision linked to new development in accordance with council standards; and
- Focusing on identified Strategic and Priority Areas for biodiversity improvement.

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

- i) There will be no significant impact on the conservation status of key species; and
- ii) There will be no adverse impact on the integrity of designated and proposed or possible European designated sites; and
- iii) There will be no harm to nationally designated sites.
- iv) There will be no harm to locally designated sites including Sites of Interest for Nature Conservation (SINCs) and Local Nature Reserves (LNRs), or the integrity of linkages between such sites, or lead to the loss or deterioration of a key habitat type unless there is an overriding public need for the development and there is no satisfactory **alternative. In such cases, as a last resort, compensatory measures will be secured to ensure no net loss of biodiversity.**

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 Access Management and Monitoring. Applications for large scale residential development (over 50 new dwellings) within 7km of the SPA will be assessed individually and, if needed, bespoke mitigation will be required in accordance with Natural England guidance.

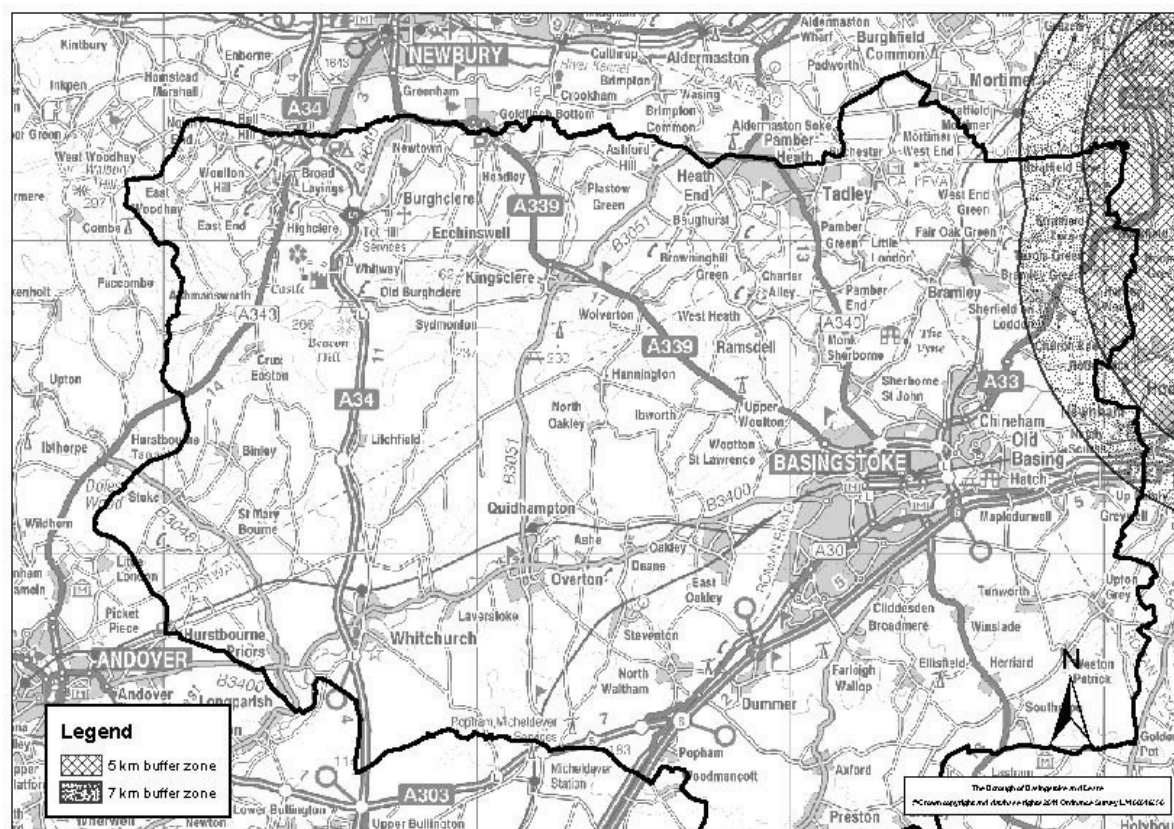
- 6.11 Pressures on local biodiversity resources range from global issues such as climate change to a lack of appropriate local management and pressures from development. Of the latter, in addition to land take issues, indirect impacts such as recreational pressure, increased pollution and water abstraction all need to be addressed in order to conserve and sustain biodiversity for current and future generations.
- 6.12 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 support the delivery of the aims set out in the council's natural environment strategy, *Living Landscapes*, Hampshire and UK biodiversity action plans and the South East Biodiversity Strategy.
- 6.13 The council will be guided in this enabling approach by actively pursuing opportunities for biodiversity improvement within allocated sites and within the relevant Strategic and Priority Areas for Biodiversity Improvement as defined in the borough's Green Infrastructure Strategy. Strategic Areas relate to Biodiversity Opportunity Areas (BOAs) where biodiversity improvements are likely to have the most beneficial results at a strategic scale and the council will pursue net gains for biodiversity in and around these areas, as well as other suitable areas as appropriate. The BOAs represent extensive tracts of land and they are not intended to represent a constraint to development or other land uses such as farming. In terms of Priority Areas for Biodiversity Improvement, these areas are deemed to represent the primary opportunities for habitat improvement and restoration in the borough and they include sites for former key habitats that have been destroyed or degraded, buffer areas around existing habitat and areas with high potential to create links between existing key habitats.

- 6.14 The borough council will set meaningful, time bound targets for habitat creation and restoration within these areas for strategic improvement and allocated sites which will be set out in the Site Allocations and Delivery DPD, and where appropriate, seek improvements to biodiversity through development proposals . The borough 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 borough council will seek to avoid a net loss in biodiversity and actively pursue opportunities to achieve a net gain in biodiversity across the borough
- 6.15 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.
- 6.16 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. The Green Infrastructure Strategy will guide how developers contributions will be used in to identify local needs for new habitat creation and enhance existing resources. This may result in preference being given to offsetting 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.
- 6.17 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 Supplementary Planning Documents / Masterplans / Development Briefs, which will involve consultation and engagement with local communities and interested parties.
- 6.18 Further policies will be set out within the Site Allocations and Delivery DPD to guide development management decisions. This will ensure that there is adequate provision to protect, enhance and restore locally important biodiversity resources when determining planning applications and thus ensure no net loss of biodiversity. The location of designated sites of importance for biodiversity are identified on the LDF proposals map, and

priority areas for habitat creation and restoration are identified in the Green Infrastructure Strategy.

- 6.19 Key species, in the context of this policy, 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, regulations 61 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*. Note, 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>
- 6.20 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 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.
- 6.21 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.
- 6.22 The Thames Basin Heaths SPA Delivery Framework (February 2009) sets out the Joint Strategic Partnership Board (JSB)'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.

6.23 The following diagram shows the area covered by the 5km and 7km buffer zones:



Implementation and Monitoring

Targets for habitat creation and restoration will be set out in the Green Infrastructure Strategy and will be monitored through the annual monitoring process.

- Monitor progress towards targets for the restoration and creation of key habitat types (including targets set through the Green Infrastructure Strategy).
- Annual monitoring of compensation measures that have been secured to mitigate the loss of any key habitat types through development management decisions.
- A record of the improvements secured to the green infrastructure network as part of new developments (in line with timescales set out in legal agreements) through a combination of on-site provision where this is appropriate, and off-site contributions where it may be more appropriate to provide a like-for-like habitat elsewhere in the borough
- Monitoring of the implementation of priorities identified by the Green Infrastructure Strategy and other council strategies and plans relevant to this policy.

Policy EM3 – Green Infrastructure

The borough council will work in partnership with the local community, developers, landowners and other organisations to provide, protect, maintain and enhance the borough’s network of high quality ‘multi-functional’ green spaces. The borough council will seek to improve links and remedy identified deficiencies in the green infrastructure network in accordance with the borough’s Green Infrastructure Strategy.

A combination of on-site and off-site provision linked to new development will be sought, in accordance with council standards.

Development proposals will not be permitted where they prejudice the delivery of the proposed Green Infrastructure Strategy, result in the fragmentation of the green infrastructure network by severing important corridors/links or result in undue pressure on the network which cannot be fully mitigated.

Proposals for the redevelopment of public and private green spaces will not be permitted unless it can be clearly demonstrated that:

- i) 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**
- ii) The space is surplus to local requirements and will not be needed in the longer term, in accordance with the council’s standards; or**
- iii) The proposal will meet evidence of local need in such a way as to outweigh the loss of green space.**

Development proposals that would result in the loss of green spaces will be required to be accompanied by a robust assessment which identifies its value to the community, and clearly demonstrates why that space is no longer required. The views of the local community on any loss must be sought as part of this assessment.

6.24 For the purposes of the Core Strategy, ‘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, visual amenity and tranquillity, environmental sustainability, active and passive recreation, and the local economy. Examples of multi-functional green space provision can include:

- 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); and
 - river corridors.
- 6.25 The borough's Green Infrastructure (GI) Strategy identifies the borough's 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 Core Strategy. These will be developed in more detail through a number of subsequent action plans.
- 6.26 The borough council will work with the local community, developers, landowners, Hampshire and Isle of Wight Wildlife Trust and other organisations. Through this overall approach to green infrastructure the borough will:
- Seek 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;
 - Aim to 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 climate change through natural drainage, flood water storage, carbon capture, and pollution and microclimate control.
- 6.27 There are inequalities in terms of quantity, quality and accessibility of green spaces across the borough and the council recognises the need to address these inequalities through the enhancement of low quality existing green spaces and the provision of new green spaces to meet local need. 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. Whilst there is generally less accessible green space available in rural areas, local residents broadly have better access to the countryside.

- 6.28 Residents of the borough of Basingstoke and Deane 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.
- 6.29 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. In considering proposals which would result in the net loss of green space, the council will have regard to the requirements of the local community for that type of provision in accordance with the council's standards or whether the proposal would meet evidence of a genuine local need. 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.
- 6.30 The GI Strategy will define Strategic Areas to guide and target countryside and management initiatives where biodiversity improvements are likely to have the most beneficial benefits at a strategic scale. These areas incorporate Biodiversity Opportunity Areas (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 specific Areas for Biodiversity Improvement within these wider strategic areas that will form project areas for the restoration, enhancement and management for habitats for the council and its partners. These areas of land may not have a formal nature conservation designation, but are considered to be a priority area both to safeguard and in which to actively pursue improvements to buffer and reconnect designated sites.
- 6.31 Development proposals will be expected to contribute towards the improvement and enhancement of green infrastructure in accordance with the GI Strategy and associated standards set out in the council's standards. In addition, opportunities for remedying deficiencies in provision and potential to increase open space provision will be set out by the 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.

- 6.32 The Leisure and Recreation Needs Assessment (LRNA) (September 2008) 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.

Implementation and Monitoring

The LRNA includes a comprehensive assessment of the quantity, quality and accessibility of the borough's open spaces. In accordance with national guidance, the Planning Obligations SPD and any subsequent updates will set out locally-derived standards for new provision. Development proposals will be expected to contribute towards the improvement and enhancement of green infrastructure in accordance with the council's adopted standards.

The Green Infrastructure Strategy will identify the borough's existing green space assets and identify where there are opportunities to improve the network. All open space in the borough is currently being digitally mapped. Once this work is complete it will be possible to monitor the amount and type of green space provision through annual monitoring

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.

- Ensure that provision secured through new development is delivered through active monitoring 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)
- Annual monitoring of the gains and losses of green spaces (in ha), in development management decisions
- Monitor the implementation and delivery of the Green Infrastructure Strategy

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Policy EM4 - Water Quality

The borough council will work in partnership⁷ 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 systems⁸ unless it can be clearly demonstrated why such systems cannot be used.

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 a likely deterioration in band status of the borough's water bodies; 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 permission.

In order to maintain 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.

- 6.33 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.
- 6.34 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.

⁷ With the Environment Agency, Natural England and water companies.

⁸ The main variables which identify what type of SUD may be appropriate is set out in the council's Strategic Flood Risk Assessment.

- 6.35 The Test river valley is a SSSI and subject to an Environmentally Sensitive Area (ESA) scheme to maintain and enhance the landscape and protect archaeological and historical features.
- 6.36 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.
- 6.37 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.
- 6.38 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.
- 6.39 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, although this risk can be mitigated through monitoring and phasing of development.
- 6.40 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 borough 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) in partnership with the Environment Agency and other organisations.

- 6.41 Strategic development in Bramley, as identified in policy SS6 would drain to Sherfield-on-Loddon sewage treatment works, which would be discharged into Bow Brook which flows into the Loddon downstream from the Basingstoke STW. 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 may result in the need for new sewage discharge consent(s) at the treatment works which could have implications for the phasing of development.
- 6.42 In respect of 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.
- 6.43 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 is cleaner as a result and less harmful to wildlife habitats. The use of such systems is encouraged in Policy EM4 and Policy EM5 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.
- 6.44 The chalk aquifer (a principal aquifer) underlies much of the borough and is vulnerable to contamination. The council, in consultation with the Environment Agency will need to be satisfied that the risk of 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 proposals 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 through the responsibilities in line with the Water Framework Directive and the relevant River Basin Management Plans;
- Reporting of the annual monitoring undertaken the Environment Agency, and;
- Updates to the Strategic Flood Risk Assessment.

Policy EM5 – 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 borough council's Strategic Flood Risk Assessment (SFRA). Windfall development within areas of flood risk from any source of flooding⁹, 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 flooding¹ will be required:

- 1. To be supported by a Flood Risk Assessment¹⁰ (subject to the triggers set out below).**
- 2. 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),**
- 3. When applying the sequential test, to clearly demonstrate that the impacts of climate change are taken into account as identified in the SFRA.**
- 4. To provide a safe access and egress route up to a 1 in 100 year event plus climate change.**
- 5. To attenuate surface water run-off so that the run off rate is no greater than the run-off prior to development taking place;**

⁹ 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.

¹⁰ The minimum requirements for a FRA are set out in the council's SFRA and any subsequently updated version in addition to national advice.

proposals that do not meet this requirement will be acceptable only if it is clearly demonstrated this cannot be achieved.

The basic 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;

Development which is situated Upstream of or within a Critical Drainage Area subject to local thresholds.

- 6.45 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).
- 6.46 For site allocations, the sequential approach will 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.
- 6.47 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.
- 6.48 National guidance requires the submission of a Flood Risk Assessment (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 developer/applicant in this regard.
- 6.49 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.

- 6.50 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 PPS25: Development and Flood Risk Practice Guide. The FRA should seek to reduce overall flood risk, and outline how flood risk to and from the site will be managed.
- 6.51 The council is developing an online surface water management toolkit to help manage surface water run-off. The toolkit can be utilised to calculate the amount of surface water that would need to be attenuated as a result of the development and suggests attenuation solutions - such as sustainable drainage systems, e.g. a water butt, balancing pond, permeable paving etc. The toolkit sets the development thresholds above which attenuation would be required, in the interests of proportionality. The use of sustainable drainage systems can also 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.
- 6.52 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 borough 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 Built Environment

- 6.53 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.
- 6.54 The Core Strategy 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.
- 6.55 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 EM6 - Delivering High Quality Development

All development proposals will be required to achieve high quality development based upon a robust design-led approach and accord with the following good design principles:

- i) Creating well connected, accessible and easy to navigate neighbourhoods that are safe and secure and that offer natural surveillance to reduce opportunities for crime**
- ii) Creating developments which are accessible to all, and promoting buildings that are durable, flexible and adaptable and that are able to respond to changing social, environmental, technological and economic conditions;**
- iii) Contributing to the public realm, as well as providing parks and open spaces for people to use and enjoy, and taking into account the transition within and between settlements and the adjoining open countryside, the protection of important trees, the impact on views to and from the settlement, and landscape character and features;**
- iv) Making the best use of land, applying appropriate density levels using the Urban Character Study and other community documents, promoting regeneration opportunities whilst respecting, and where possible enhancing, local character and visual amenity;**

All development proposals will be required to respect the local environment and amenities of neighbouring properties by:

- i) Positively contributing to local distinctiveness, the sense of place and the existing street scene, taking into account the Design and Sustainability Supplementary Planning Document, and other policies documents and designations that identify the local character and distinctiveness of an area that are valued by local communities¹¹**
- ii) Protecting, conserving and enhancing the historic environment and countryside;**
- iii) Creating developments that provide a high quality of amenity for occupants of the scheme and neighbouring properties, having regard to such issues as overlooking, access to natural light, outlook and amenity space.**
- iv) Minimising the potential for the pollution of air, soil and water, and not contributing to unacceptable levels of noise or light pollution;**
- v) Having due regard to the scale, density, layout, appearance, architectural detailing and materials of the surrounding area, and the relationship to neighbouring buildings and the landscape features;**

¹¹ Such as Village Design Statements, Community Plans, Urban Character Studies, Conservation Area Appraisals.

vi) Ensuring that all development proposals provide a co-ordinated and comprehensive scheme that does not prejudice the development or design of adjoining sites.
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- 6.56 The different towns, villages and landscapes of Basingstoke and Deane borough all 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.
- 6.57 This policy seeks to achieve high quality development across the borough, based upon a robust design-led process and a clear understanding of the local identity and context of development and the contribution better design can make to the creation of successful, inviting places where people want to live.
- 6.58 The borough contains a wide variety of settlements that vary in size and character. 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.
- 6.59 Basingstoke town contains a vast array of different architectural styles from medieval almshouses to modern landmark office developments; however some schemes in the past have not always been successful and standardised building design has often failed to respond to the local context. Future development will be expected to be of the highest quality, encouraging creative and innovative design. It will assist in the transformation of run down areas such as Basing View and some housing estates to provide them with locally distinctive, high quality environments.
- 6.60 Good design relates not only to the appearance of a development but also to the way in which it functions. Applications will be expected to address the local physical, social, economic, environmental and policy context for the development and applicants should be able to demonstrate how they have taken account of the need for good layout and design. The public realm must be easy to understand, stimulating with high quality street furniture providing safe streets and public spaces in accordance with Secure by Design principles. Development should be flexible, accessible to all and built to a standard capable of adaption to enable people to remain in their homes until old age, and should be able to respond to the challenges of climate change. Development should also contribute to providing safe, attractive public areas that promote biodiversity and healthy lifestyles.
- 6.61 When putting forward development proposals applicants must explain, through an accompanying Design and Access statement (when required),

how they satisfy the above principles and also how they have taken a design-led approach in accordance with the principles set out in the council's relevant design guidance, including the Design and Sustainability Supplementary Planning Document and its appendices as well as community led planning documents, such as Village Design Statements and Parish Plans, which describe the distinctive character of an area and it's surrounding countryside and set out design principles to demonstrate how local character can be protected and enhanced. Furthermore, engaging early and meaningfully with the local community and their representatives, including councillors, in consultation prior to the submission of an application is a valuable and effective exercise in informing and achieving good design.

Implementation and Monitoring

The policy will be implemented through:

- Advice on and the determination of planning applications
- Specific design based guidance set out in the Design and Sustainability SPD and supporting documents.

The policy will be implemented through:

The Building for Life (BfL) assessment, which is carried out as part of annual monitoring. Building for Life is a government-endorsed assessment benchmark developed by the Commission for Architecture and the Built Environment (CABE) and the Home Builders Federation (HBF). All local authorities are now obliged to assess completed housing schemes of ten or more units against the 20 Building for Life criteria. This provides a benchmark against which to assess schemes and to see how effectively this policy is being applied in Development Management process.

The Historic Environment

Policy EM7 – The Historic Environment

The council will protect the historic assets of the borough for their historic significance, and their important contribution to local distinctiveness, character and sense of place through reviews of existing conservation area appraisals and designating new ones where appropriate and the determination of planning applications.

All development must maintain the quality of the borough's historic environment and local significance. Nationally designated heritage assets such as Listed Buildings, Conservation Areas and Scheduled Ancient Monuments have special protection through legislation. In addition development proposals which could affect local heritage

assets such as locally listed buildings, archaeological remains and registered and other historic landscapes, parks and gardens will be required to:

- i. Demonstrate a thorough understanding of the significance, character and setting of Conservation Areas by utilising tools such as conservation area appraisals and management plans, to ensure high quality new design which is respectful of historic interest and local character.**
- ii. Demonstrate a thorough understanding of the significance of the historic asset and its setting. This will be proportionate to the importance of the asset and the potential impact of the proposal**
- iii. Protect or enhance the quality, distinctiveness and character of historic assets by ensuring the use of appropriate materials and design**
- iv. Retain the significance and character of historic buildings when considering alternative uses and make sensitive use of redundant or underused traditional historic assets in the countryside**
- v. Ensure that extensions and/or alterations respect the historic form, setting, significance and fabric of the host building.**

6.62 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.

6.63 In managing the historic environment, the first presumption is that such assets will be conserved and enhanced. 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.

6.64 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 a planning application is required.

- 6.65 Where development may affect a heritage asset, applicants will be required to demonstrate a full understanding of its significance and would 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, Urban Character Assessments and the Historic Environment Record, along with any subsequent updates, must be utilised.
- 6.66 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 and advice provided on proposals affecting borough heritage assets; and
- Specific guidance on the historic environment set out in the Design and Sustainability SPD, including the preparation of a borough-wide Management Plan and updates to the Conservation Area Appraisals as necessary.

The policy will be monitored through:

- The quarterly appeals report in respect of proposals relating to planning applications; and
- A review of the English Heritage At Risk Register, which provides a comprehensive list of all the grade I and II* listed buildings, conservation areas, scheduled monuments, registered parks and gardens, registered battlefields (and protected wreck sites) known to be at risk.

Climate Change

- 6.67 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. The council has also developed its own Climate Change Strategy and Action Plan, which focuses on actions the borough can take to cut energy use, reduce congestion, adapt to the impacts of climate change and improve the local environment.

- 6.68 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. The study identifies that existing buildings make up the bulk of the future energy demand, and therefore recommends that efforts must be made to reduce the energy demand of existing stock. Carbon-efficient new development will be delivered through a combination of energy efficiency measures and development-driven renewable and low carbon energy infrastructure in-line with the Government's commitment to zero carbon development in 2016.
- 6.69 The study also suggests that there is wide scope and scale of potential for developing different renewable energy sources across north Hampshire. An Energy Opportunity Plan has been developed for the borough, which demonstrates and focuses opportunities for developing low carbon energy. Large and small scale wind power, biomass for direct combustion and anaerobic combustion, district heating with Combined Heat and Power (CHP), micro-generation in existing development and on-site generation in new development are all considered to have significant potential.
- 6.70 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. Tightening of Building Regulations in respect of energy standards/carbon emissions, with the aim of achieving zero carbon buildings, are compatible with the energy standards in higher levels of BREEAM and the Code for Sustainable Homes. However, seeking to achieve certain BREEAM, CSH standards through local policy will achieve wider sustainable benefits such as water conservation.
- 6.71 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 are 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.

Policy EM8 – Delivering Renewable / Low Carbon Energy Development

The borough council will encourage;

- the development and use of renewable/low-carbon energy to deliver the Energy Opportunities Plan¹² set out in the North Hampshire Renewable Energy and Low Carbon Development Study (and any subsequent updates)**
- development which will support the District Heating Priority Areas**
- applications from community groups and individuals in Community Wind Priority Areas as well as proposals progressed through Neighbourhood Planning.**

Decisions on proposals will be informed by the borough council's Supplementary Planning Documents on Design and Sustainability, and Landscape and Biodiversity, published landscape studies, and the North Wessex Downs Area of Outstanding Natural Beauty (AONB) Management Plan¹³ and the Study of Landscape Sensitivities and Constraints to Wind Turbine Developments¹⁴.

All new development proposals in proximity of an existing CHP station or district heating network will be required to be connected to it unless it can be clearly demonstrated that a better alternative for reducing carbon emissions from the development can be achieved.

- 6.72 In order to contribute to national targets, the borough council aims to generate at least 166GWh of renewable electricity by 2020 (approximately 20% of total electricity demand) and at least 195GWh of renewable heat (approximately 12% of total heat demand). This target builds on existing generation such as Chineham Incinerator. Significant local renewable resource potential has been identified across the borough, with potential sites for wind turbines, and opportunities for local collection of biomass sources and the installation of district heating.
- 6.73 An Energy Opportunities Plan, set out in the North Hampshire Renewable Energy and Low Carbon Development Study and in Appendix 8, demonstrates and focuses opportunities for low carbon energy, including wind 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 Plan are also set out in

¹² The Energy Opportunities Plan, and maps showing District Heating Priority Areas and Community Wind Delivery Priority Areas, are identified in the North Hampshire Renewable Energy and Low Carbon Development Study, March 2010. Extracts of this are provided in Appendix 8

¹³ North Wessex Downs Area of Outstanding Natural Beauty Management Plan 2009-2014

¹⁴ North Wessex Downs AONB. A Study of Landscape Sensitivities and Constraints to Wind Turbine Developments (2006)

the Study, together with further criteria that will need to be taken into account in detailed feasibility studies.

- 6.74 Any proposals that would affect the North Wessex Downs AONB should take account of the North Wessex Downs AONB Management Plan and the Study of Landscape Sensitivities and Constraints to Wind Turbine Developments (2006). Given the potential conflict between wind turbines and the AONB designation, wind energy development within the North Wessex Downs AONB should generally be of a small-scale (1-4 turbines) or community-based.
- 6.75 Key areas where district heating schemes are likely to be deliverable have been highlighted on the District Heating Priority Area map of the borough, identified in the Renewable Energy and Low Carbon Development Study and set out in Appendix 8. Development within the priority area should install the secondary elements of a district heating network unless it can be shown not to be viable or feasible, and work closely with the energy supply company to ensure compatibility of systems. Should development come forward prior to a district heating network being in place, developers will be required to provide a containerised energy centre to provide temporary supply. Where appropriate, applicants may be required to provide land, buildings and/or equipment for an energy centre to serve proposed or multiple developments. New residential and commercial development should be designed to maximise the opportunities to accommodate a district heating solution, considering density, mix of use, layout and phasing. A Supplementary Planning Document would provide further guidance on the delivery of major schemes.
- 6.76 The North Hampshire Renewable Energy and Low Carbon Development Study identifies areas where community investment in wind should be prioritised and these are shown on a map of Community Wind Delivery Priority Areas, as set out in the study. Local communities can assist in the delivery of wind installations as well as reaping revenue benefits from local renewable energy generation.

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 technologies.

Policy EM9 - Energy Efficiency Improvements to Existing Dwellings

Planning applications for changes to existing domestic dwellings will be required to deliver improvements to the energy performance of the dwelling. This will be in addition to the requirements under Part L of the Building Regulations for the changes for which planning permission is sought.

Applicants will be required to complete a checklist to identify which measures are appropriate to their home. The total cost should be no more than 10% of the total build cost.

- 6.77 The North Hampshire Renewable Energy and Low Carbon Development Study identifies that existing buildings make up the bulk of the future energy demand, and recommends that efforts must be made to reduce the energy demand of existing stock.
- 6.78 The aim of this policy is to reduce CO2 emissions from existing dwellings and off-set any increased heated volume of a dwelling caused by an extension. The policy applies to all householder applications for planning permission to extend or materially alter a home in all areas across the borough. The checklist includes straightforward measures that will result in immediate energy savings, and are likely to pay for themselves in energy cost savings in less than seven years. Improvements include, but are not restricted to, loft, cavity wall and floor insulation, draught-proofing, improved heating controls, replacement condensing boilers, hot-water insulation and energy efficient lighting. Applicants may be able to benefit from financial support initiatives which the council can assist in identifying. A flexible approach will be applied when dealing with listed building or building in Conservation Areas. Also, in the case where the building already includes key energy efficiency measures, such as solar panels or ground source heat pumps, no improvements need to be made.
- 6.79 Applicants may also want to consider the potential to fit/retrofit low carbon and renewable energy micro-generation technologies as part of any building works.

Implementation and Monitoring

The policy will be implemented through:

- Advice on and the determination of planning applications; and
- Further guidance to be prepared on the implementation of the policy, including enforcement, to be set out in updates to the adopted SPD on Design and Sustainability

The policy will be monitored through:

- The requirement for energy performance certification

Policy EM10 - Reductions in Carbon Dioxide Emissions/Carbon Buyout Fund

In order to contribute to the delivery of the Energy Opportunities Plan¹⁵, new buildings will be required to achieve a 15% reduction in residual CO2 emissions in excess of Building Regulations Part L compliance. This can be achieved through “carbon compliance”, i.e. a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies and directly connected heat (not necessarily on-site).

Planning approval will be conditional on the provision of documentation by an accredited assessor demonstrating the Dwelling Emission Rate (DER)/Building Emission Rate (BER) and the 15% energy saving on Target Emission Rate (TER) that the development delivers at design stage and ‘as built’.

If this cannot be achieved, the development will be required to contribute to a local Carbon Buyout Fund, details of which will be set out in the Design and Sustainability SPD and/or the CIL charging schedule.

The borough council will provide further guidance on how it will deal with ‘Allowable Solutions’¹⁶ prior to implementation of the Building Regulations requirement for ‘zero carbon’ buildings, in order to ensure that local Allowable Solutions projects maximise benefits to local communities in the borough.

¹⁵ The Energy Opportunities Plan is included in the North Hampshire Renewable Energy and Low Carbon Development Study, March 2010. Extracts of this are provided in Appendix 8.

¹⁶ ‘Allowable solutions’ refer to a project or scheme which will deliver verifiable carbon savings (as abatement for those not able to be achieved on-site) and meet additional national acceptance criteria. These could be on-site, near-site and off-site projects.

- 6.80 Proposed changes in the Building Regulations in 2013, 2016 and 2019 are expected to result in tighter standards for CO2 emissions. In 2016, all new residential buildings will be required to be zero carbon, with an equivalent standard for non-residential buildings due to be introduced in 2019. This policy accelerates the move towards zero carbon. As a result, all new buildings¹⁷, both residential and non-residential, will be expected to achieve an additional 15% reduction on the residual CO2 emissions after Building Regulations compliance. The aim of the policy is to drive delivery of carbon reductions across the borough, in order to meet 2020 targets.
- 6.81 Applicants should demonstrate compliance by submitting a carbon reduction statement setting out how the emissions reduction is to be achieved, including any feasibility studies. There may be circumstances when it is not possible to achieve the carbon reduction standards, and on these occasions applicants can pay into a 'Carbon Buyout Fund'. Further guidance will set out the charge (per tonne of CO2 emitted) and identify local carbon saving schemes that the Carbon Fund will contribute towards within the borough.
- 6.82 The policy provides flexibility in the way that carbon dioxide emissions can be mitigated. It is expected that in the early years the most cost effective way to meet the target will be through increased energy efficiency. However, as the Building Regulations requirements increase, on-site renewable technologies will be installed which will assist in meeting the borough renewable energy target. The North Hampshire Renewable Energy and Low Carbon Development Study considered the additional financial cost of implementation of this policy and concluded that it is not expected to add significant cost to development. It is therefore expected that these carbon dioxide emission reductions can be achieved unless comprehensive evidence can be provided to demonstrate that the target is not feasible or viable due to technical or site constraints.
- 6.83 The council is keen to ensure that on implementation of the national zero carbon buildings policy from 2016, the Allowable Solutions element is used to ensure delivery of local carbon-saving projects. The council will produce further guidance on this once the national framework has been established.

¹⁷ This applies to buildings that are required to comply with Building Regulations Part L.

Implementation and Monitoring

The policy will be implemented through:

- Advice on and the determination of planning applications

The policy will be monitored through:

- Ensuring the submission of compliance certification through planning applications; and
- Annual monitoring.

Policy EM11 – Sustainable Design and Construction

All new residential development in the borough is required to meet full Code for Sustainable Homes standards as set out below unless it can be clearly demonstrated that it would not be feasible on technical or viability grounds:

At least Code Level 3 will be required for all new homes (houses, flats and apartments)

At least Code Level 4 will be required for all new homes once updates to Part L come into effect

All new non-residential developments and residential institutions in North Hampshire over 1000 square metres gross floor area are required to achieve the BREEAM “very good” standard or equivalent (relevant versions of BREEAM are available covering offices, retail, industrial, education, healthcare, multi-residential as well as BREEAM Other Buildings).

Where new national standards exceed those set out in this Core Strategy, the national standards will take precedence.

The Design and Sustainability SPD provides guidance on implementation and will be updated as necessary.

- 6.84 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). All new homes will be zero carbon by 2016, non-residential development by 2019. However, the Building Regulations do not require compliance with other elements of the Code for Sustainable Homes such as water efficiency, materials and ecology. 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.

- 6.85 A Construction Statement will need to be submitted with applications 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

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

7. Local Economic Prosperity

Background

- 7.1 The aim of the Core Strategy 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. The borough's existing resources including employment land and infrastructure will be used more 'efficiently' to enhance productivity e.g. increasing output per worker so that economic growth does not automatically entail increases in the workforce and additional pressure on the borough's infrastructure. This has implications for the nature and types of investment attracted by the borough and 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 spatial objectives: **A, C, D, E**

Policy EP1 – Economic Development

The borough council will work in partnership to maintain and enhance the borough's position as a prosperous economic centre encouraging sustainable economic development and employment growth by:

- **supporting businesses to start, innovate and grow locally**
- **attracting investment that supports the sustainable economic development of the borough**
- **encouraging a diverse economy to build economic resilience**
- **identifying, planning for and responding positively to infrastructure needs**
- **enabling residents to improve their skills and achieve their potential**
- **enhancing the borough as a place to live, work and visit by supporting culture and promoting the visitor economy**

- 7.5 The borough 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 increases in the productivity of the borough's businesses (i.e. achieving an increase in economic output while minimising the need for additional workers and travel demand). Innovation is vital in this respect, and this is linked to improvements in business infrastructure such as broadband coverage and performance as well as improvements to the availability and quality of ICT in new premises.
- 7.6 It is also important to provide the right conditions for new businesses to start, particularly in terms of the availability of small and flexible premises. The Employment Development Policy is specifically intended to increase the supply of smaller flexible units that new and growing businesses require. In addition, support will be given to home working including the development of live/work units and improving the coverage and capacity of ICT in the borough.
- 7.7 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 new 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 business use development. The regeneration of Basing View, covered by the Basing View Policy, 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.
- 7.8 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 and logistics/distribution. A key objective of the council is to maintain (and where possible enhance) this economic diversity by ensuring a similar level of diversity in the availability of employment land and premises. The Employment Development Policy takes a flexible approach to the types of development that will be acceptable in the Employment Areas covering a wide variety of employment generating development and encourages a range of types of and sizes of unit.
- 7.9 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 broadband,

mobile coverage performance and key transport improvements (e.g. M3 junction 6 and Chineham station).

7.10 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.

7.11 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 Core Strategy 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.

Implementation and Monitoring

The policy will be implemented through the:

- Site Allocations and Delivery DPD
- Infrastructure Delivery Plan
- The council's participation in the LEP and any business/action plan

The policy will be monitored through:

- business formation rate
- changes in economic sector representation
- levels of educational attainment and skills of the resident workforce
- quality of life indicators
- 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 EP2 – Employment Development

Employment uses¹⁸ will be located in Basingstoke Town Centre and the Employment Areas listed below as shown on the Proposals Map.

- Basing View (incorporating the Gresley Road Employment Area)
- 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

Employment uses will also be located in the Employment Areas listed below as shown on the Proposals Map and the district centres identified in the Retail Centres Policy. Those uses will be of an appropriate scale for each location.

- Beggarwood
- Coronation Road
- Kempshott Park Industrial Estate
- Moniton
- Bramley
- Kingsclere
- Whitchurch (including Saved Local Plan Allocation D3.21)

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.

Retail and leisure uses will only be permitted¹⁹ in the Employment Areas if they are small in scale and the type of use proposed and its location will support the main business function of the Employment Area. Other non employment uses will not be permitted in the Employment Areas unless it can be clearly demonstrated that:

- There is no demand for an employment use on the site (either a single use or as part of a mix of uses and
- The proposed alternative use is suitable for the location and

¹⁸ Defined as B Class uses and other employment generating uses excluding retail and leisure (see paragraph 7.14)

¹⁹ With the exception of the part of the Basing View that is subject to Policy EP4

- **There would be no harm to the business function of neighbouring uses or the Employment Area as a result of the development.**

Sites in employment use outside the Employment Areas identified on the Proposals Map will be retained for employment purposes unless it can be clearly demonstrated:

- **There is no demand for an employment use on the site or**
- **The site is inappropriately located for employment use**

The boundaries of the Employment Areas will be identified in the Site Allocations and Delivery Development Plan Document. In the interim, the boundaries of the Employment Areas defined on the Proposals Map of the Adopted Local Plan 1996-2011 will apply.

- 7.12 The overall strategy for the location of employment development is based on the Economic Development policy and the evidence prepared to inform the LDF including the Employment Land Review (ELR) and subsequent monitoring exercises and updates. The Employment Areas are the main locations for employment development in the borough, reflecting their suitability and scope to accommodate such 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) were considered to be Basing View (following the regeneration of the area into a modern business area) and Chineham, Hampshire International and Viabes Business Parks.
- 7.13 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.
- 7.14 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.
- 7.15 This recognises that in addition to B Class uses other types of employment generating use are also appropriate in the Employment Areas. Retail and leisure uses such as a gym, café/restaurant and sandwich shop can act as supporting uses to the operation of an Employment Area and increase market demand for these areas. The policy allows development for such

uses in the Employment Areas as long as it is small scale and it can be demonstrated that the use is intended to serve primarily the needs of the workers in the Employment Area.

- 7.16 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. They include the existing business parks of Basing View, Chineham, Hampshire International Business Park and Viabes that have the greatest potential to accommodate new office development. The Basing View policy 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.
- 7.17 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.
- 7.18 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 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. 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 EP2.
- 7.19 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.
- 7.20 The policy applies this approach to employment land in the Employment Areas (the main locations for employment development in the borough).

Proposals involving the loss of employment land will be resisted unless it can be demonstrated there is no longer any demand for an employment use on the site taking account of a range of market evidence including the results of marketing the 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.

- 7.21 A more flexible approach will also be taken with regard to sites in employment use outside the Employment Areas. However, such sites still provide important local employment opportunities helping to maintain economic diversity and the supply of premises for small businesses and will be protected unless there is no longer a demand for them or they are inappropriately located for employment use e.g. their impact on amenity or the environment.

Implementation and Monitoring

The policy will be implemented through:

- The Site Allocations and Delivery DPD
- 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 on through annual monitoring

Policy EP3 – 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. Basing View 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 regeneration of Basing View will fulfil its potential through a partnership approach and will deliver the vision for the area through:

- i. Re-establishing Basing View as one of the borough's primary focuses for employment through the provision of premier sustainable business facilities (B1 use);**
- ii. The introduction of complementary mixed uses²⁰ in the expanded Town Centre which forms part of Basing View as shown on the Proposals Map;**
- iii. The efficient and effective use of under used/vacant land;**
- iv. Utilising opportunities for environmental enhancement through the development of a site wide energy strategy, including phasing requirements for sites within Basing View, subject to viability. The Strategy will set out how meeting high sustainable construction standards will be achieved; it will be expected that all new and refurbished non-residential buildings will meet the BREEAM 'excellent' standard for construction, subject to viability.**

- 7.22 As a business location, Basing View benefits from excellent public transport and highway links and is located close to Basingstoke town centre's retail, cultural and leisure facilities. However, the image of the area, together with poor 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 to provide office accommodation to meet the needs of the local economy in a highly accessible location.
- 7.23 Basing View is to be re-established as the borough's premier sustainable business focus. It is to become a key asset to the borough and its regeneration will be of vital importance to local economic prosperity.
- 7.24 Initial master planning work has demonstrated that there is a robust case for the regeneration of Basing View as a sustainable urban business location, an exciting opportunity bringing significant associated benefits for the borough and the wider sub-regional economy. The regeneration of this area will be phased over an approximate 20 year period and will be

²⁰ Uses such as retail, hotel(s), serviced apartments, leisure uses and restaurants.

delivered through a Supplementary Planning Document, to be prepared through close working with the local business community through involvement with the LEP, residents and the appointed 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.

- 7.25 The referenced energy strategy should include an investigation into the feasibility of district heating and Combined Heat and Power on site; this should be incorporated in the redevelopment proposals if technically feasible and financially viable. Any such scheme shall be designed to enable further connection and extension of the network to take place. The Energy Strategy will guide the development of low carbon infrastructure in a co-ordinated way, and ensure that individual developments on the site can be taken forward in a carbon and cost-efficient manner.

Implementation and Monitoring

The policy will be implemented through:

- The preparation of an SPD on 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 EP4 - Retail Centres Policy

The vitality and viability of the borough's network of town, district and local centres will be maintained and enhanced. The loss of services and facilities which contribute to this vitality and viability will be resisted. Development proposals should be of a scale and character which reflects the role, function and distinctive qualities of a centre. The hierarchy of centres is:

Town Centre

Basingstoke

District Centres

Brighton Hill

Chineham

Overton

Tadley

Whitchurch

Local Centres

Kingsclere

Local Shopping Parades

There is a large number of small shopping parades within the borough's towns and villages

An expanded Town Centre boundary for Basingstoke town, as shown on the proposals map, provides opportunities for the provision of additional services and facilities to serve the needs of the borough's growing population, to contribute towards improving the town's image and to support a re-vitalised and regenerated Basing View.

Development proposals will be expected to create a more accessible, well-connected and well-designed town centre. Developments which support the cultural and historic offer of the Top of Town area will be supported. The Primary Shopping Area for Basingstoke town is defined on the Proposals Map.

The requirement for further 'non' food retail floorspace and the limited need for additional food floorspace up to 2027 will be directed towards existing town and district centres. Development proposals within out-of-centre locations, such as retail parks, which improve their quality of design and integration, will be encouraged but only where the floorspace is not increased and there is no impact on the vitality and viability of other town, district and local centres.

The boundaries of the district and local centres will be identified and the primary and secondary shopping frontages within Basingstoke town will be defined in the Site Allocations and Delivery Development Plan Document.

- 7.26 The policy sets out a retail hierarchy for the Borough, reflecting the role and relationship of centres in the borough's retail network. These defined centres form the focal point for services and facilities serving the surrounding population.
- 7.27 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 the borough. The local centre at Kingsclere also plays an important role for its village community whilst a number of local shopping parades serve the day-to-day needs of local communities, as referred to under policy CN6.
- 7.28 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. As the most sustainable location in the borough it will provide the main focus for the majority of development that will create additional journeys. As outlined elsewhere in the Plan, the Leisure Park will also accommodate major leisure uses as appropriate.

- 7.29 The Basingstoke Town Centre boundary, as defined on the proposals map, has been extended to help provide greater flexibility for the centre to grow and improve in the future, reducing the possibility of additional services and facilities being located in out-of-centre areas. This will support 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 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. An SPD for Basing View will be prepared in due course.
- 7.30 The definition of a Primary Shopping Area in Basingstoke Town Centre will effectively make areas outside of this but inside the extended boundary 'edge -of –centre' by definition, ensuring that uses in these areas will compliment 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.
- 7.31 Whilst the borough's retail assessment (2009) shows that Basingstoke Town Centre is generally vibrant, a number of weaknesses have been identified including the need for a more diverse retail offer, an improved night time economy, and the future potential vulnerability of the 'Top of the Town' area.. The policy seeks to ensure the development of a more well-connected and well–designed town centre. Through the requirement of 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 council will ensure that the extended Town Centre does not have adverse impacts on residential areas adjoining the town centre.
- 7.32 The borough's Retail Assessment (2009), which will be regularly updated as required, 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 also ensure that higher quality design and improved integration 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.

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

Policy EP5 – Rural Economy

The borough council will support proposals for the economic development of the rural area²¹ that are appropriate in scale to the location and do not conflict with policies that seek to protect its character and the local environment, including:

- **Development proposals which are essential to a farm diversification scheme provided that it can be clearly demonstrated that the proposal will support the main agricultural enterprise and is proportionate in scale to the existing enterprise,**
- **Extensions to existing businesses in the countryside where they are of a scale that is appropriate to the existing development**
- **The re-use or sympathetic adaptation of suitably constructed buildings in the countryside for employment purposes. Other uses, for example residential or a community use, may be appropriate where it can be clearly demonstrated there is no demand for an employment use.**
- **Rural tourism and leisure development including small scale camping and touring caravan sites.**

Proposals to re-use previously developed land in the countryside may be suitable for alternative uses, where it can be demonstrated that these comply with the general requirements of this policy. Where the proposals would involve the loss of any existing or potential employment on the site, it will be necessary to demonstrate there is no

²¹ This is considered to be that part of the borough which falls outside of the defined SPB for Basingstoke.

demand for an employment use on the site. This should include the results of a marketing exercise.

Development will be permitted only where:

- **It does not generate traffic of a type or amount inappropriate for the rural roads affected by the proposal or require improvements to these roads which could be detrimental to their character; and**
- **Other infrastructure is sufficient or the necessary additional infrastructure can be provided.**

7.33 While the council's approach to economic development is to focus on the borough's existing Employment Areas and town and district centres it also addresses the needs and opportunities of the borough's economy as a whole, including its smaller settlements and large and highly valued rural hinterland. 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 broadband connections and low speed) and lack of appropriate employment premises. The Economic Development Policy seeks to maintain and enhance the borough's position as a prosperous economic centre (including the prosperity of the rural area) while recognising the impact of differing levels of infrastructure to support economic development. In the rural area the focus will be on those settlements with the greatest scope to accommodate economic development in terms of facilities, infrastructure and their functional relationship to the surrounding area. This includes all types of employment use and not merely those uses traditionally located in rural areas.

7.34 Proposals for the economic development of the rural area in other locations will also be supported where the scale of the development is appropriate to its location and subject to complying with policies to protect its character and the local environment. This includes landscape character, visual amenity and biodiversity and the provision of the necessary infrastructure. This applies to farm diversification schemes, which can contribute a significant source of income for farmers sustaining their main agricultural enterprise and potentially contributing to the rural economy,

7.35 While the focus for employment development in the borough will be the defined Employment Areas and settlements, small scale employment development will also be supported in appropriate locations outside these

areas provided it complies with this policy in relation to the scale of development, impact on local character and environment and the provision of infrastructure. This may include small scale development for new businesses and for existing small and medium sized enterprises looking to expand on their existing site. In addition to supporting existing businesses in rural areas, new rural business will be encouraged by the conversion of suitable buildings in the countryside for employment purposes.

- 7.36 The support for new and existing rural businesses includes those in the tourism and leisure sectors (sectors which are an important source of employment in the countryside) subject to development not conflicting with the character of the rural area and the local environment.
- 7.37 The policy also recognises that there may be redundant employment uses in the countryside which may be suitable for alternative uses in the future, including former garages, and provides scope to consider such proposals. In these situations, sites must be consistent with the definition of previously developed land, and there will be a requirement to ensure that there is no demand for an employment use, including the results of a marketing exercise which would generally be expected to last a minimum period of 12 months.

Implementation and Monitoring

The policy will be implemented through:

- The determination of planning applications;
- Guidance set out in the supplementary note on the marketing of employment premises; and

The policy will be monitored through:

- Changes in the supply of employment land and space in the rural area
- Net completions of employment space in the rural area
- Proposals for farm diversification schemes and conversion/re-use of buildings in the countryside

Appendix 1 – Policy relationship with the Local Plan, including the Proposals Map

The following table identifies which ‘saved’ policies of the Basingstoke and Deane Borough Local Plan 1996 – 2011 will be replaced by the Core Strategy. Subject to the Inspector’s Report, the following policies will either be replaced by a policy in the Core Strategy, or will no longer be ‘saved’ when the Core Strategy is adopted. It should be noted that this also includes site allocations included in the Basingstoke and Deane Local Plan 1996 – 2011 that have not yet been built out.

Saved Local Plan policy	Title	Replaced by the Core Strategy	Further Information
D2	Phasing of Residential Development	Yes	Core Strategy Policy SS4
D3.1	Land North of Popley, Basingstoke	No	Retain in the LDF - Development on site not complete at April 2011
D3.2	Popley Fields, Basingstoke	No	Retain in the LDF - Development on site not complete at April 2011
D3.3	John Hunt School site, Basingstoke	No	Retain in the LDF - Development on site not complete at April 2011
D3.4	West Ham Lane, Basingstoke	No	Retain in the LDF - Development on site not complete at April 2011
D3.5	Aldermaston Road Triangle, Basingstoke	No	Retain in the LDF - Development on site not complete at April 2011
D3.7	Remainder of Taylors Farm, Chineham	No	Retain in the LDF - Development on site not complete at April 2011
D3.8	Old Kempshott Lane, Basingstoke	No – policy deleted	Development on site now complete
D3.9	A339 Newbury Road Trumpet Junction, Basingstoke	No	Retain in the LDF - Development on site not complete at April 2011
D3.10	Former Allotment Site, North of Churchill Way West,	No – policy deleted	Development on site now complete

	Basingstoke		
D3.11	Land North of Former Park Prewett Hospital, Basingstoke	No	Retain in the LDF - Development on site not complete at April 2011
D3.12	South View, Basingstoke	No	Retain in the LDF - Development on site not complete at April 2011
D3.14	Chineham Railway Station, Cufaude Lane	No	Retain in the LDF - Development on site not complete at April 2011
D3.15	Foxdown, Overton	No – policy deleted	Development on site now complete
D3.16	Land between Mulfords Hill and Silchester Road, Tadley	No	Retain in the LDF - Development on site not complete at April 2011
D3.17	Boundary Hall site, Tadley	No	Retain in the LDF - Development on site not complete at April 2011
D3.18	Industrial Premises, Evingar Road, Whitchurch	No	Development on site now complete
D3.19	Park View, Whitchurch	No – policy deleted	Development on site now complete
D3.20	Station Car Park, Whitchurch	No	Retain in the LDF - Development on site not complete at April 2011
D3.21	Ardglen, Whitchurch	No	Retain in the LDF - Development on site not complete at April 2011
D4	Sub-division and Loss of Dwellings	Yes	Core Strategy policy CN3
D5	Residential and Other Development within Settlements	Yes	Core Strategy policy SS5
D6	New Residential Accommodation in the Countryside	Yes	Core Strategy policy EP5
D8	Rural Exceptions	Yes	Core Strategy policy CN2
D9	Rural Brownfield Sites	Yes	Core Strategy policy EP5
E1	Development Control	Yes	Core Strategy policy EM6

E2	Buildings of Historic or Architectural Interest	Yes	Core Strategy policy EM7
E3	Areas of Areas of Architectural or Historic Interest	Yes	Core Strategy policy EM7
E6	Landscape Character	Yes	Core Strategy policy EM1
E7	Nature / Biodiversity Conservation	Yes	Core Strategy policy EM2
EC1	Employment Areas	Yes	Core Strategy policy EP2
EC2	Re-Use of Employment Sites	Yes	Core Strategy policy EP2
EC3	Office and Hi-Tech Employment Uses	No – policy deleted	-
EC4	Loss of Local Employment Opportunities	Yes	Core Strategy policy EP2
EC5	Live / Work Units	No – policy deleted	-
EC6	The Re-Use of Buildings in the Countryside	Yes	Core Strategy policy EP5
EC7	Farm Diversification	Yes	Core Strategy policy EP5
EC8	Rural Tourism	Yes	Core Strategy policy EP5
EC10	A3, A4 and A5 Food and Drink	No	-
EC11	Hotels	No	Retain in the LDF
C1	Section 106 Contributions	Yes	Core Strategy policy CN6
C2	Affordable Housing	Yes	Core Strategy policy CN1
C3	Housing Mix	Yes	Core Strategy policy CN3
C4	Housing for the Elderly and those with Special Needs	Yes	Core Strategy policy CN3
C5	Gypsy Sites / Travelling Showpeople	Yes	Core Strategy policy CN5
C6	Exceptions Policy for the Provision of Facilities within Settlement Policy Boundaries	No	-
C7	The Protection, Enhancement and Replacement of Existing Leisure and Community Facilities or Open Space	Yes	Core Strategy policy
C8	Protection of Essential Services	Yes	Core Strategy policy CN7
C9	New Leisure Facilities or Open Spaces	Yes	Core Strategy policy EM3

A1	Car Parking	Yes	Core Strategy policy CN8
A2	Encouraging Walking, Cycling and the Use of Public Transport	Yes	Core Strategy policy CN8
A3	Infrastructure Improvements	Yes	Core Strategy policy CN6
A4	Telecommunications Development	No	Addressed at a national level
A5	Recycling	No	Addressed by the County Council as the Local Plan Authority for waste
A6	Renewable Energy	Yes	Core Strategy policies EM8, EM9, EM10, EM11
A7	Water and Sewerage Infrastructure	Yes	Core Strategy policies EM4 and EM5

Appendix 2 –Summary of Consultation and Engagement

The borough council has undertaken extensive consultation and engagement with communities and other stakeholders throughout the preparation of the Core Strategy, both in terms of general policy documents, but also on specific pieces of evidence base. The stages of consultation undertaken are summarised below, and a more detailed breakdown of who was consulted, when and how their views were handled is included in the Statement of Consultation, which accompanies the Core Strategy. Consultation will continue at each stage of the preparation of the Core Strategy and the Statement of Consultation and this summary will be updated accordingly.

Consultation Document / Stage	Date of Consultation	Approaches Used
Early Engagement	Spring / Summer 2007	• Workshops with stakeholders • Briefings to parish councils / stakeholders • Lessons with school children • LSP Conference • General awareness raising
Issues and Options	January / March 2008	• Document widely circulated • Workshops with stakeholders • Exhibitions • Attendance at LSP conference
SHLAA	Sept / Oct 2008	• Document widely circulated
Key Themes	January / Feb 2010	• Document widely circulated • Workshops
SHLAA	May / June 2010	• Document widely circulated • Two exhibitions held, including display boards from developers /landowners • Comprehensive call-in process for Councillors to scrutinise sites in the context of the SHLAA
New Homes Consultation	October 2010 / January 2011	• Questionnaire widely circulated • Market research • Borough council magazine • Resource pack for communities / Parish Councils • Engagement with local colleges
Consultation with Rural Parish Councils	July / August 2011	• Distribution of questionnaire to parishes

Appendix 3 – Evidence Base

The borough council has prepared a comprehensive evidence to inform the preparation of the Local Development Framework. 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
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.	
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

Employment Land Review (ELR) January 2009	A study which assesses: • How the local property market and economy are performing. • What employment growth is expected in the future. • What such growth means in terms of employment land and floorspace needs. • How current and planned employment land provision can accommodate this growth in both quantitative and qualitative terms.	LDF Members' Advisory Panel (MAP) Meetings: • 10 November 2008 • 21 April 2009 • 23 July 2009 • 7 January 2010
Flood Risk Ranking and Sequential Test September 2011	A sequential test of potential development sites, with the aim of directing development to areas at the lowest risk of flooding. Category 1 sites from the SHLAA were ranked on the basis of flood risk, and sequentially tested to inform the sites recommended for allocation in the Housing Site Assessment (see below). This work was carried out in discussion with the Environment Agency.	Planning and Infrastructure Overview and Scrutiny Committee – 20 September 2011
Gypsy and Travellers Assessment June 2007	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. The council is currently working to update the GTAA.	
Hotel Study June 2008	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.	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 LDF, were considered, along with two further sites which were been submitted for inclusion in the SHLAA (since published). In order to ensure that the impacts of all viable and suitable options were assessed, both individual sites and different combinations of sites were considered.	Planning and Infrastructure Overview and Scrutiny Committee: • 24 March 2011 – methodology considered. • 20 September 2011 – results of site assessment presented.
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

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).	
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 suggests policy approaches to address existing deficiencies.	LDF Members' Advisory Panel (MAP) Meetings: • 28 July 2008 • 10 November 2008 • 7 January 2010
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	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 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	LDF Members' Advisory Panel (MAP) Meetings: • 28 July 2008 • 10 November 2008 • 7 January 2010 Telephone questionnaire / survey to residents.
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	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) October 2010	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 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	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
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 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	LDF Members' Advisory Panel (MAP) Meetings: 28 July 2008 21 April 2009 23 July 2009 7 January 2010 14 July 2010

	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.	
Transport Assessment Ongoing	A study of the patterns of movement around the borough by all modes of transport, by both residents and visitors. It looks 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 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.	
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

Appendix 4 - Relationship with Neighbouring Authorities

Basingstoke and Deane Borough does not exist in isolation from its neighbours. The Core Strategy needs to take account of the wider challenges, issues and opportunities affecting neighbouring areas as well as in the wider region. The draft NPPF recognises the importance of successful cooperation between Local Planning Authority for the mutual benefit of authorities; there is a requirement to demonstrate evidence of having successfully cooperated to plan for issues with cross-boundary impacts when Local Plans are submitted for examination.

Cross-boundary working has taken place during the preparation of the Core Strategy, through ongoing liaison with neighbouring authorities and through the review of proposals within adjoining Core Strategies and other DPDs. This includes both joint working on key pieces of evidence base, such as the North Hampshire economic study and liaison on other supporting documents as a number of issues will require joint working. Implementation of the Core Strategy will rely on close working with other partners. In particular, as Basingstoke and Deane borough council is part of a two tier county and borough structure, it does not have responsibility for the full range of local authority functions as some of these lie with Hampshire County Council (HCC). Joint working with HCC on, for example, highways and transport issues, minerals and waste, and education, will therefore continue to be essential.

Cross border working takes place with West Berkshire, Wokingham, and Reading Councils, in addition to the Office for Nuclear Regulation, relating to the monitoring of housing completions within the consultation zones of AWE in Aldermaston and AWE in Burghfield. Regular liaison meetings with these authorities and the Office for Nuclear Regulation take place in addition to the cross border Off Site Emergency Planning Group. In addition to this, Basingstoke and Deane falls within the Enterprise M3 LEP, covering North Hampshire and parts of Surrey.

The more specific cross border issues and neighbouring relationships are detailed below:

Test Valley

Test Valley Borough Council is producing a Local Plan which will allocate sites in tandem with a “Place-setting” document. Consultation will be undertaken on these together through the plan making process until a decision is made as to whether the documents are submitted together or separately. Test Valley Borough Council are currently consulting on their Pre-Submission Core Strategy, and it is anticipated that an Examination will be held in autumn 2012. The draft Core Strategy makes provision for large-scale development to the east of Andover, which may have implications on the borough’s infrastructure..

Test Valley borders the western boundary of Basingstoke and Deane Borough and the closest settlement is Andover which is very self-contained; however there is likely to be some reliance on Andover’s facilities from residents that live in the

western part of the borough, including those from Whitchurch for their shopping needs, and for education. However, given these relationships and the location of new development in Test Valley, discussions are being held between the two authorities to consider the impacts of development.

The River Test flows through Test Valley and given the water quality issues in the borough, joint working with Test Valley and other statutory bodies will be necessary to ensure the requirements of the Water Framework Directive are met.

West Berkshire

West Berkshire shares a boundary with the northern part of the borough. The closest settlement is Newbury to the North West, accessed via the A339. There is significant economic movement between West Berkshire and North Hampshire as 27% of all out-commuters (which total 27,000) travel over the Hampshire border to work in West Berkshire. A cross-border working group exists between West Berkshire Council, Hampshire County, and Basingstoke and Deane borough council on areas of common concern – including the exploration of sustainable solutions to the growth of traffic on the A339.

The Examination into West Berkshire's Core Strategy is ongoing with Hearings due to reconvene in 2012 following a suspension in 2011. The Core Strategy includes the allocation of Sandleford Park for 2000 homes over the plan period and beyond, a site in close proximity to the shared boundary of the borough. Some of the southern communities in West Berkshire do utilise some of the borough's services and vice versa, highlighting the complex cross boundary issues that exist between authorities. Cross border working will need to continue to ensure infrastructure and services can continue to be provided to meet need of residents.

The main town of Newbury is in close proximity to the northern areas of the borough, and many residents of Basingstoke and Deane are reliant upon Newbury for higher order services, including retail and education. In addition, Newbury assists in meeting housing needs, where the availability of smaller and more affordable homes in the north of the borough is more limited for those who grow up locally.

Hart District

Hart's Core Strategy Preferred Approach Consultation closed on 7 October 2011; the Core Strategy will be submitted for examination in autumn 2012. The Preferred Approach shows the allocation of a site in north east Hook for 500 homes, a site in relatively close proximity to the borough. In the event this site is allocated as part of the Core Strategy, whilst there are currently relatively limited cross boundary movements between Hart District and the borough currently, cross boundary working will be important to ensure infrastructure issues including sewage and transport are adequately provided for. Given these issues, discussions will continue between the two authorities to consider the impacts of development.

Reading

Reading Borough Council's Core Strategy was adopted on 29 January 2008. Whilst the borough does not immediately adjoin the administrative boundary of Reading Borough, there is significant economic movement between authorities as 8.9% of all out-commuters (which total 27,000) travel over the border to work in Reading and 1% of all in-commuters (totaling 24,000) travel from Reading into the borough. Reading is also a retail destination for residents of the borough, with good transport connections between the main settlements of Basingstoke and Reading. In this respect, proposals to provide a station at Chineham have links with proposals for a station at Green Park to serve the business park, on the outskirts of Reading.

Wokingham

Wokingham Borough's Core Strategy was adopted on 29 January 2010. Wokingham lies to the north east of the borough and whilst it does not share an administrative boundary with the borough, the River Loddon flows through this authority. Given the water quality issues in the borough, joint working with Wokingham and other statutory bodies will be necessary to ensure the requirements of the Water Framework Directive are met.

Winchester

Winchester City Council lies to the south west of the borough. Winchester City Council is working towards Pre-submission Core Strategy (Reg.27) stage at the end of 2011. There are currently relatively limited cross boundary movements between Winchester and the borough, albeit the Housing Market Assessment covered both Basingstoke and Deane and Winchester City, and residents living in the south west of the borough may rely on Winchester for higher order services and facilities, such as shopping and education.

East Hampshire

A joint South Downs National Park Authority and East Hampshire District Council Core Strategy is being produced; the intention is to publish the pre-submission version of the Core Strategy in February 2012. There are currently relatively limited cross boundary movements between East Hampshire and the borough, albeit the Housing Market Assessment covered both Basingstoke and Deane and Winchester City.

In addition to the above, the borough council has undertaken a significant amount of work with other key bodies to front-load the plan and to address matters of key importance. This includes the following examples:

- Joint working with the Environment Agency, Natural England and local water companies to understand water quality issues, develop policies relating to water issues and in the allocation of sites in the Core Strategy;
- Joint working with Hampshire County Council and the Highways Agency to understand issues associated with the M3 motorway and its junctions, and to develop the transport model;

- On-going liaison with the local Housing Associations in respect of the provision of affordable housing, and local housing markets; and
- Infrastructure providers, in the preparation of the Infrastructure Delivery Plan.

Appendix 5 – Other Documents to Support the Core Strategy

The documents outlined below will support the Core Strategy 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	Adopted to support Local Plan policies. To be updated to support the Core Strategy
Basing View SPD	To be prepared
Community Infrastructure Levy Charging Schedule	To be prepared
Conservation Area Appraisals	Adopted, but to be updated when required, and to form a supporting document to the Design and Sustainability SPD in conjunction with a Management Plan and updated guidance on Listed Buildings and Buildings of Local Interest.
Design and Sustainability SPD	Adopted to support Local Plan policies, and to be updated to support the Core Strategy
Farm Diversification SPD	Adopted to support Local Plan policies, but will not be taken forward in conjunction with policies in the Core Strategy.
Infrastructure Delivery Plan	Prepared alongside the Core Strategy
Housing Mix and Lifetime Mobility Standards SPD	Adopted to support Local Plan policies, and to be updated to support the Core Strategy once this is adopted
Landscape and Biodiversity SPD	Adopted to support Local Plan policies, and to be updated to support the Core Strategy once this is adopted, if required.
Neighbourhood Plans	To be prepared by communities in the borough
Planning Obligations SPD	To be prepared to support the Core Strategy once the Core Strategy is adopted
Residential Parking Standards SPD	Adopted to support Local Plan policies, and to be updated to support the Core Strategy once the Core Strategy is adopted
Site Allocations and Delivery DPD (to including a review of Settlement Policy Boundaries)	To be prepared
Statement of Community Involvement	Adopted
Village Design Statements	Adopted

Appendix 6 - Glossary / Abbreviations

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. It includes social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Affordable housing should:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

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.

Allocated site

A site identified in the 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 and Burghfield, sites which are in close proximity to the borough's boundary.

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 for Life (BfL)

A national standard for well-designed homes and neighbourhoods. Local authorities must score completed housing schemes of ten or more units against the 20 Building for Life criteria, in order to assess the quality of new housing developments.

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.

Code for Sustainable Homes

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 Code goes further than the current building regulations, but is voluntary.

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 intends to give 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.

Core Strategy

The overarching development plan document, it sets out the long-term spatial vision for the borough, strategic policies and sites and the overall delivery objectives of the LDF.

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 countryside 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.

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 Development Framework and the Minerals and Waste Local Plan.

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 Proposals 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 (ie. 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 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.

ESCo (Energy Service Company)

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.

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 (GI) 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.

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.

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.

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.

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.

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 Document (LDD)

A set of documents that provide the planning framework at the borough level, combining to form the Local Development Framework.

Local Development Framework (LDF)

A set of local development documents which collectively deliver the spatial planning strategy for the local planning authority's area. This will include development plan documents, that are part of the statutory development plan and supplementary planning documents, which expand policies set out in a development plan document or provide additional detail.

Local Development Scheme (LDS)

The Local Development Scheme (LDS) provides a 'project plan' identifying which local development 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 borough 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 / Master Planning

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

A review of national planning policy, designed to consolidate all policy statements, circulars and guidance documents into a single, simpler National Planning Policy Framework. It forms a key part of government reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

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.

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.

Planning Policy Guidance (PPG) and Planning Policy Statements (PPS)

National policy guidance on different aspects of planning, which local planning authorities must take their content into account in preparing plans. The guidance may also be relevant to decisions on individual planning applications and appeals.

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 in built-up areas such as private residential gardens, parks, recreation grounds and allotments, which, although it may feature paths, pavilions and other buildings, has not been previously developed.
- 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 proposals map.

Proposals Map

A map of the Borough showing the 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 Social Landlords (RSLs)

Registered Social Landlords 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, RSLs 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.

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.

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.

Strategic Flood Risk Assessment (SFRA)

The borough 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 Assessment 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 PPS3 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 (SPA).

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 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 runoff from land, small water courses and ditches that occurs as a result of heavy rainfall.

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 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 TAP is a strategy which sets out a shared vision for how access to facilities and services within the town can be improved. It is being developed jointly by Hampshire County Council and Basingstoke and Deane borough council in consultation with representatives of key local organisations.

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 Proposals Map.

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 LDF.

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.

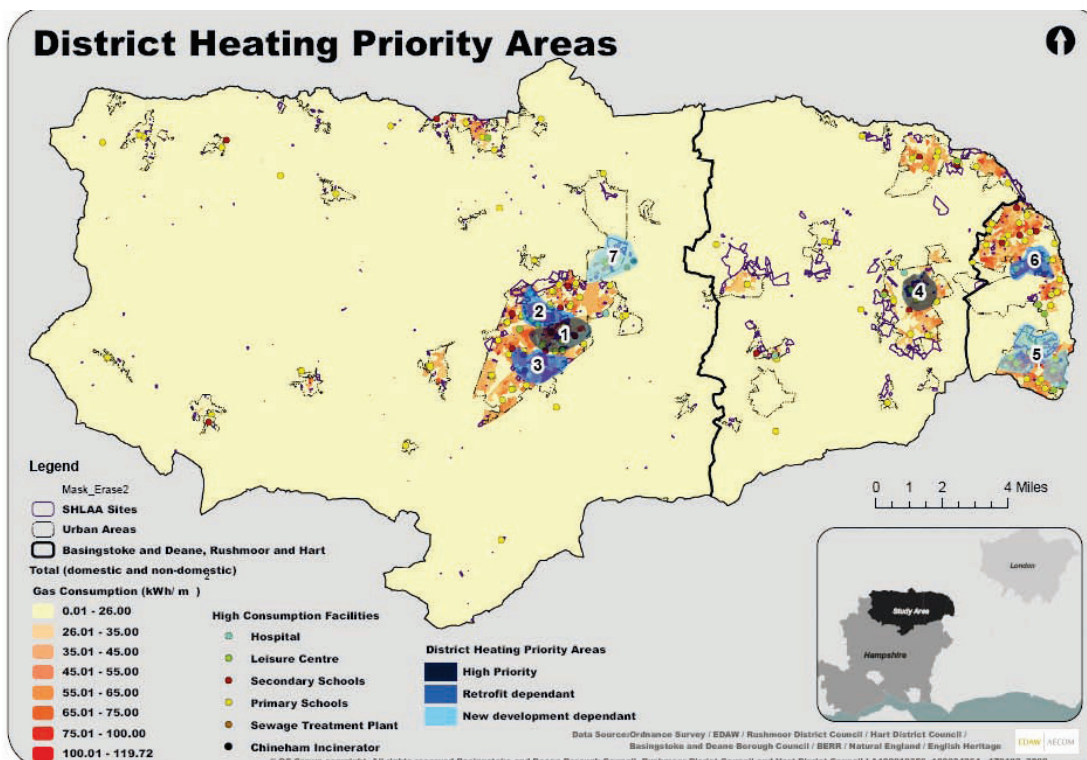
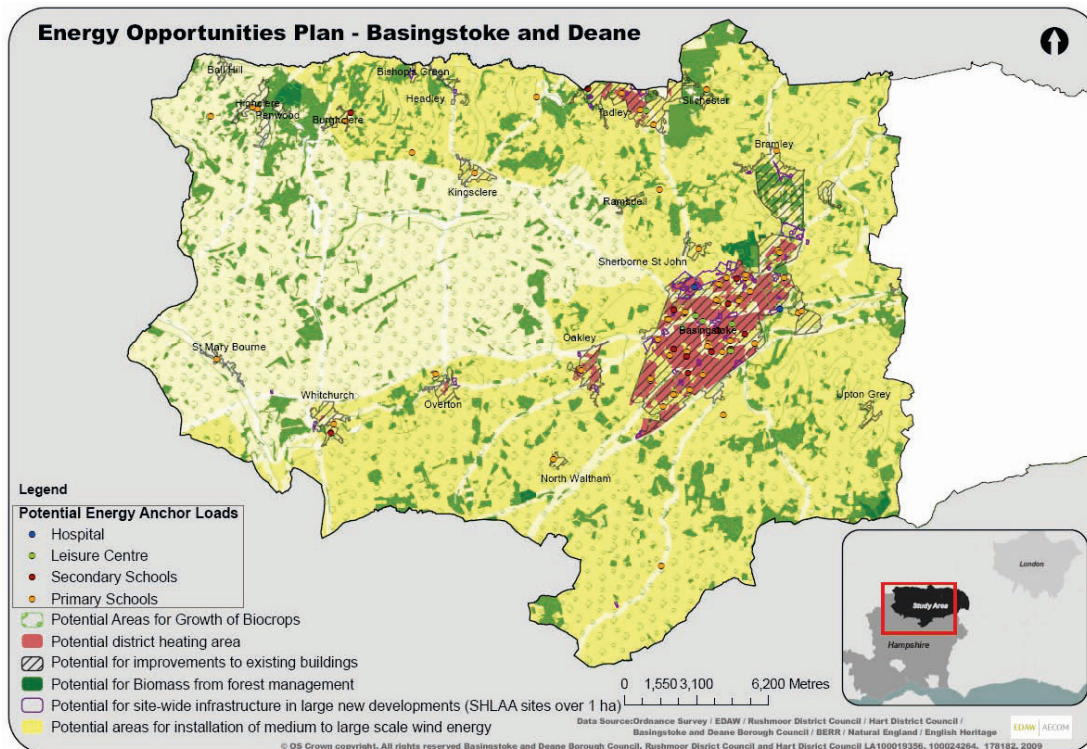
Windfall Development

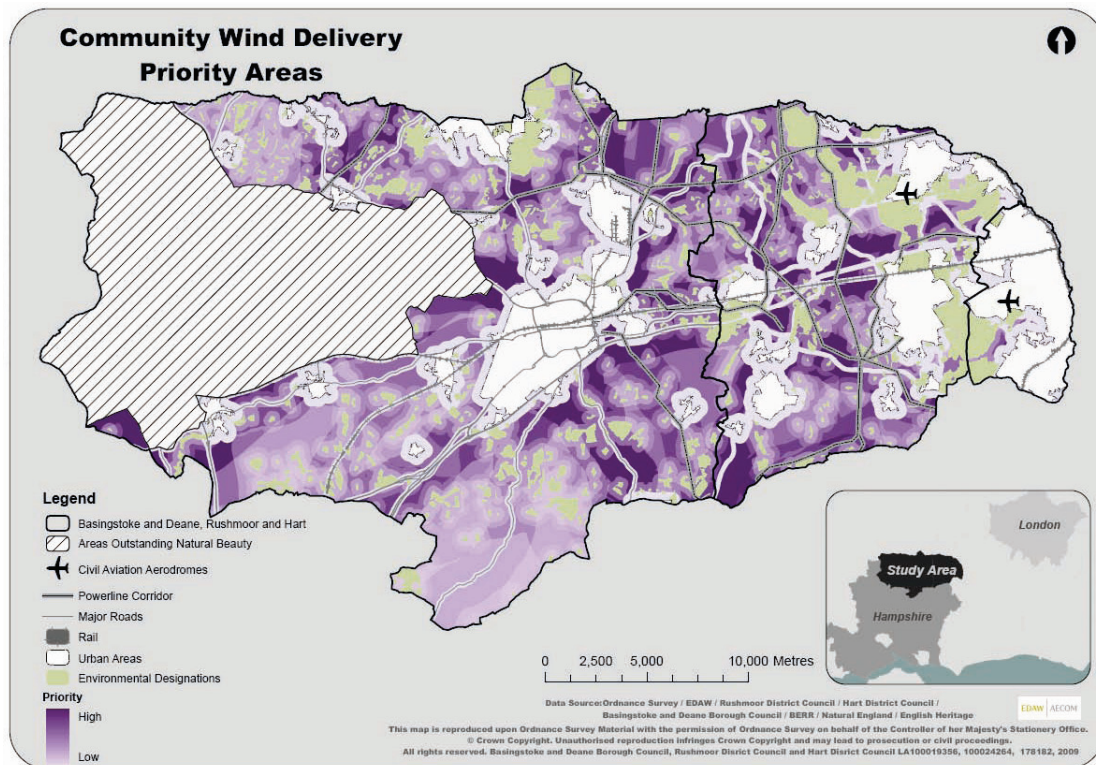
Sites not identified in the Plan for any particular use which become available for development during the Plan period. Normally consists of infill sites, disused land or sites currently in another use which become available.

Appendix 7 – Proposals Maps

See separate document which sets out the changes to the proposals map from the Basingstoke and Deane Local Plan 1996 – 2011.

Appendix 8 – Extracts from North Hampshire Renewable Energy and Low Carbon Development Study, March 2010





Useful contacts

For further information see
www.basingstoke.gov.uk/go/LDF
or contact the council's Local Development Framework team
on 01256 845464/845532 or email ldf@basingstoke.gov.uk.

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