



*Basingstoke
and Deane*



Revised Basingstoke and Deane Pre-Submission
Local Plan 2011 to 2029

Sustainability Appraisal and Strategic Environmental Assessment Report

Draft for public consultation - April 2014



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1. Introduction

Background to Sustainability Appraisal (SA)/Strategic Environmental Assessment (SEA)

- 1.1 To ensure that planning documents contribute to achieving sustainable development, the planning system requires that they are subject to Sustainability Appraisal (SA). This is a process used to develop plans, programmes or strategies that are as sustainable as possible. The key guiding principles of sustainable development include:
- Living within environmental limits
 - Ensuring a strong, healthy and just society
 - Achieving a sustainable economy
 - Using sound science responsibly
 - Promoting good governance
- 1.2 This document forms the SA report for the Basingstoke and Deane revised Pre-submission Local Plan. The Local Plan consists of a range of local planning policies, a spatial strategy for the future development of the borough, and strategic site allocations.

Why should we use Sustainability Appraisal?

- 1.3 We all have a responsibility to ensure that future generations can also benefit from the global, national and local environment in the same manner that we enjoy now. We can all play an active role in addressing those issues that may influence the future sustainability of our environment, including climate change.
- 1.4 SA is an important tool in making informed decisions that actively address the issue of sustainability through:
- Comparing, analysing and evaluating different options for the planning of the borough
 - Maximising the positive impacts of plan options and minimising the negative impacts
 - Illustrating a strategy or plan's overall contribution to sustainable development.
- 1.5 Under Section 39(2) of the Planning and Compulsory Purchase Act 2004, a sustainability appraisal (SA) is mandatory for new or revised Development Plan Documents (DPDs). Alongside this requirement, the Environmental Assessment of Plans and Programmes Regulations 2004¹ set a statutory requirement for local authorities to carry out a Strategic Environmental Assessment (SEA) of all planning and land use documents.
- 1.6 The Town and Country Planning (Local Development)(England) Amendment Regulations 2008 sets out the requirements for producing Development Plan

¹ SEAs are required by European Directive EC/2001/42, which was transposed into UK law by the Environmental Assessment of Plans and Programmes Regulations (July 2004).

Documents. Under these Regulations, the SA is required to be published for consultation when the proposed pre-submission document is published for consultation (the current stage of the Local Plan).

- 1.7 This report is based on the SA section of Communities and Local Government's Plan Making Manual which provides guidance and good practice on producing DPDs and associated SA and incorporates the requirements of the European Directive on the SEA.

Sustainability and the National Planning Policy Framework (NPPF)

- 1.8 The National Planning Policy Framework (NPPF) was published in March 2012. This document sets out the Government's planning policies for England and states the Government's intentions with regards to sustainable development, in particular the need for the planning system to perform a number of roles (paragraph 7):

- **Economic Role** - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land and the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

- **Social Role** - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.

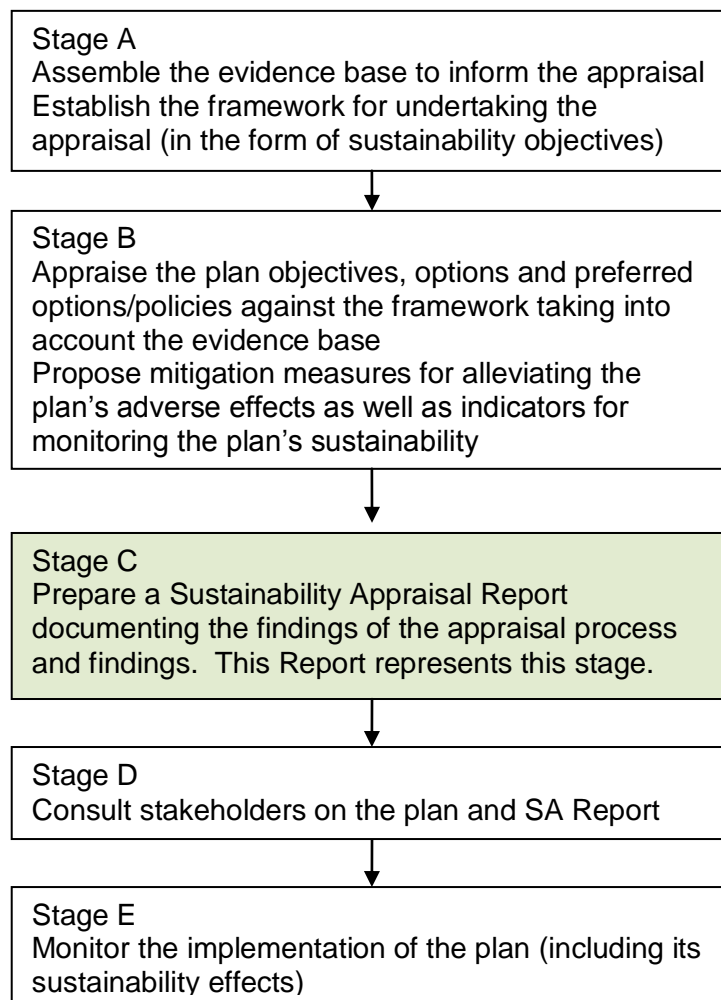
- **Environmental Role** - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

- 1.9 Paragraph 165 of the NPPF states that "A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors. The National Planning Policy Guidance, published in March 2014 includes guidance on SA and SEA.

Structure of the Sustainability Appraisal (SA)

- 1.10 Broadly, the SA process follows a five-stage approach, as shown in Figure 1. Stage A has already been undertaken (through the Scoping Report). The latter stages of the appraisal process will be carried out following the Examination in Public of the Local Plan.

[Figure 1 - The five-stage approach to Sustainability Appraisal:](#)



Strategic Environmental Assessment (SEA)

- 1.11 The SEA Regulations require a formal strategic environmental assessment of plans and programmes which are likely to have a significant effect on the environment. The key objective of the SEA Directive² is to:

'Provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development'.

- 1.12 Current Government guidance advocates the integration of SA and SEA. Therefore within this document, where reference is made to SA, it denotes SA under the Act, incorporating the requirements of the SEA Directive and Regulations. The following list sets out the requirements of the SEA regulations and details how/where these have been covered in the report. SEA focuses primarily on environmental effects, whereas Sustainability Appraisal has a wider remit to cover social and economic effects. The requirements of the SEA Directive are clearly signposted in boxes throughout the report, as recommended in 'A Practical Guide to the Strategic Environmental Assessment Directive' (CLG, August 2006).

² The Assessment of the Effects of Certain Plans and Programmes on the Environment, Directive 2001/42/EC of the European Parliament, Luxembourg, 2001

Table 1: Checklist of SEA Directive requirements

SEA Requirement	How/ where requirement is met
a) An outline of the contents, main objectives of the plan, and relationship with other relevant plans and programmes.	An outline of the content of this report is covered in Section 1. The relevant plans and programmes are considered in appendix 1 to this report. The objectives of the plan are provided in Section 2 and 8 and appendices 7 and 8.
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan.	This is covered in Section 5 and appendices 3 and 4.
c) The environmental characteristics of areas likely to be significantly affected.	This is considered in Section 4 and appendix 2.
d) Any existing environmental problems which are relevant to the plan including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.	This is covered in Section 4.
e) The environmental protection objectives, established at international, community or national level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation.	This is covered in appendix 1 of this report. It has been incorporated through the testing of options against the sustainability objectives which were prepared taking account of the environmental protection objectives in other relevant plans, programmes and other environmental considerations.
f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects).	An assessment of the likely significant effects is undertaken as part of the consideration of alternative options, strategic sites and development management policies set out in appendices 8-15 and 16.
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan.	Mitigation measures have been considered as part of the appraisal of alternative options as well as in conjunction with the discussion on the effects of the plan in appendices 7-16.
h) An outline of the reasons for selecting the alternatives dealt with, and a description of	The consideration of alternative options has been presented in appendices 7-

how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information.	16. A summary of the difficulties and limitations encountered during the processes have been set out in Section 1 of this report.
i) A description of measures envisaged concerning monitoring in accordance with Article 10.	Appendices 7-16 identify mitigation measures.
j) A non-technical summary of the information provided under the above headings.	A non-technical summary is provided for this report (produced separately from the main report).
Consultation	
Consult authorities with environmental responsibilities, when deciding on the scope and level of detail of the information which must be included in the environmental report (Article 5.4)	Consultation on the SA scoping report included the Statutory environmental bodies in England, namely, English Heritage, Natural England and the Environment Agency. The Environmental Report is embedded within the SA Report.
Consult authorities with environmental responsibilities and the public, to give them an early and effective opportunity within appropriate time frames to express their opinion on the draft plan and the accompanying environmental report before the adoption of the plan (Article 6.1, 6.2)	The statutory environmental bodies and the public are being consulted on this report.
Consult other EU Member States, where the implementation of the plan is likely to have significant effects on the environment in these countries (Article 7).	Not applicable in this case.
Taking the environmental report and the results of the consultations into account in decision-making (Art 8).	This report has been used to inform the production of the plan including identification of possible mitigation measures. This document is subject to consultation alongside the Local Plan and the representations received will be taken into account.
When the plan is adopted, the public and any countries consulted under Article 7 must be informed and the following made available to those so informed: <ul style="list-style-type: none"> the plan as adopted a statement summarising how environmental considerations have been integrated into the plan and how the environmental report of Article 5, the opinions expressed pursuant to Article 6 and the results of consultations entered into pursuant to Article 7 have been 	To be undertaken following the conclusion of the EiP.

<p>taken into account in accordance with Article 8, and the reasons for choosing the plan as adopted, in the light of the other reasonable alternatives dealt with; and</p> <ul style="list-style-type: none"> the measures decided concerning monitoring (Article 9) 	
<p>Monitoring the significant environmental effects of the plan's implementation (Article 10)</p>	<p>To be undertaken following the adoption of the Local Plan DPD.</p>

Source: Figure 1, A Practical Guide to the SEA Directive, August 2006

Habitats Regulations Assessment/Appropriate Assessment

- 1.13 The Conservation of Habitats and Species Regulations (2010) (as amended) requires councils, in undertaking their functions as a local planning authority, to make an assessment of all plans and projects, in light of whether they would have a 'significant effect' on the integrity of Natura 2000 sites. Natura 2000 is clarified in the Regulations as being 'the European network of Special Areas of Conservation (SACs), and Special Protection Areas (SPAs) under the Wild Birds Directive, provided for by Article 3(1) of the EC Habitats Directive 1992.
- 1.14 Alongside development of the Local Plan, assessment has been made as to whether the Local Plan would have a 'significant effect' on the integrity of the European Network of Special Areas of Conservation and Special Protection Areas under the Habitats Directive. There are no Natura 2000 sites within the borough, but there are a number within neighbouring authorities (including the Thames Basin Heaths Special Protection Area) which have been assessed. The draft screening report indicates that the Pre-Submission Local Plan will not have a 'significant effect' on these sites and therefore this Local Plan will not require a full Appropriate Assessment under the Habitats Regulations. The screening report will be published alongside the revised Pre-Submission Local Plan consultation document.

Appraisal Methodology

- 1.15 All of the proposed plan objectives and policies in the Pre-Submission Local Plan have been appraised using the SA Framework developed and documented in the Scoping Report. The performance of each option, objective and policy has been illustrated by using the symbols detailed in Table 2 below. The appraisals also included commentary to offer further explanation and identify possible mitigation. Detailed matrices showing all of the appraisals are included in the Appendices.

Table 2 - Table of symbols used to show the performance of options, policies and sites in the appraisal

++	Significant positive impact
+	Positive impact
0	Neutral/negligible impact
-	Negative impact
--	Significant negative impact
?	Unknown impact

- 1.16 This has been an iterative process and where necessary, changes to the policies have been recommended in response to the appraisal results, and amendments made where necessary or appropriate. Where potential negative impacts have been identified, consideration has been given to mitigation options, as detailed in Section 11.
- 1.17 The font colour of the objectives identifies whether they predominantly reflect social, economic or environmental issues:
- Pink - Reflecting predominantly social issues
 Blue - Reflecting predominantly economic issues
 Green - Reflecting predominantly environmental issues
- 1.18 For the assessment of the strategic sites, more detailed appraisal criteria have been developed, incorporating the technical Site Assessment work.

Difficulties and Limitations encountered

- 1.19 The main difficulty in carrying out the appraisal work has been the strategic nature of the Local Plan objectives and policies, and therefore the uncertainties surrounding their implementation and outcomes in practice. Furthermore, implementation of some of the policies may be reliant on more detailed policies in future Development Plan Documents (DPDs), Supplementary Planning Documents (SPDs) or Action Plans.
- 1.20 The appraisal ranges from very broad objectives to much more specific policies or sites. The SA of strategic sites was refined to reflect and take into account the technical site assessment work. For the broader objectives and policies, the appraisal process has had to concentrate on whether, in principle, the proposed objective or policy is compatible with the SA objectives to avoid trying to consider every eventuality. Some of the specific policies have a limited relationship with some of the SA objectives. The appraisal has highlighted areas of uncertainty – as a result of limited knowledge or unknown/unpredictable effects. Where uncertainties exist, a precautionary approach has been taken and these have been highlighted in the appraisal (by symbol, or in the commentary).
- 1.21 The extended time period over which the Local Plan has been developed, together with a change in national governance and consequently an evolving national legislative and policy framework, has also affected the progress and development of the Local Plan. This has affected, in particular, the evolution of the strategic options, with additional public consultation to reflect the new localism agenda. SA has been

continually used throughout the process, often with informal consideration as to whether more minor refinements to policies would affect the potential sustainability impacts.

Structure of this report

1.22 This report has been prepared taking account of the various stages that make-up the sustainability appraisal process and the work that has been undertaken to date. Therefore, this Sustainability Appraisal Report for the Local Plan covers the following:

- An overview of the sustainability appraisal process and the requirements of the strategic environmental assessment;
- A summary of the findings of the Scoping Report (as referred to above) and an overview of the local context
- An appraisal of the Local Plan objectives (the plan objectives) in terms of their compatibility with the sustainability objectives (as set out in the Sustainability Appraisal Framework within the Scoping Report)
- A commentary on the options and alternatives that were considered during the preparation of the plan
- Appraisal of the options and reasonable alternatives against the sustainability objectives with a more detailed appraisal linked to the identification of strategic sites for residential development
- Appraisal of the draft Local Plan policies
- Identification and evaluation of the likely significant effects of the Local Plan including consideration of potential mitigation measures to minimise adverse effects;
- An outline of the monitoring strategy to measure the effects of implementing the Local Plan; and
- A record of where the environmental information has been incorporated into the appraisal process to meet the requirements of the SEA Regulations and Directive

Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope

- 1.23 This section provides a summary of the main stages of the Scoping Report, published in September 2007, with updates provided as appropriate. This document covers the Stage A tasks. A brief introduction is given to the work carried out in relation to Tasks A1-A5 – for full details see the Scoping Report, available on the Council’s website (this Sustainability Appraisal Report should be read in conjunction with the Scoping Report).

*SEA Directive:
a) An outline of the contents and main objectives of the plan.*

Basingstoke and Deane Borough Council’s Local Plan

- 1.24 The Local Plan sets out a vision, objectives and an overall strategy for the borough. It includes detailed site allocations and policies to guide and manage development, deliver infrastructure and create sustainable communities. These also set out how the plan will be implemented and monitored.
- 1.25 When the new plan is adopted it will replace the saved policies of the Basingstoke and Deane Local Plan (1996-2011). The new plan makes provision for future needs in the borough up to the year 2029.
- 1.26 The contents of the Local Plan are as follows:
1. Introduction
 2. 2029 Vision and Objectives
 3. The Spatial Strategy – between now and 2029
 4. Delivery of the Strategy
 5. Community Needs
 6. Environmental Management and Climate Change
 7. Economic Development
- 1.27 The vision for the Local Plan is shared with the Council’s Sustainable Community Strategy.. The vision is outlined in full below:

2029 Vision Statement

In 2029 Basingstoke and Deane's people, communities and businesses will be flourishing - enjoying an excellent quality of life and environment, which has been improved through well planned growth that draws on our strengths and secures vital improvements.

Regenerating our towns and estates, and enriching the character and vitality of our villages and outstanding countryside will support Basingstoke as a major vibrant centre, leading north Hampshire and fulfilling an influential role in the region.

A prosperous and thriving place - where

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

A connected and vibrant place - where

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

An environmentally responsible and distinctive place – where

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

2. Task A1 - Identifying other relevant plans, programmes and objectives

*SEA Directive:
Relationship with other relevant plans and programmes*

- 2.1 Reviewing the context of international, national, regional and local planning legislation, plans and programmes is essential to establish baseline conditions and clarify the role of the Local Plan. Understanding the relationship between the Local Plan and other documents helps identify opportunities and challenges, including any potential conflicts between aims, objectives and detailed policies.
- 2.2 Appendix B of the Scoping Report identifies a number of policies, plans and programmes relevant to the production of the Local Plan. These range from international to local level publications. This list has been updated within Appendix 1, to include relevant plans and programmes published since the Scoping Report, and in particular the NPPF. The following key policies, plan, programmes and strategies have been identified:

Localism Act

- 2.3 The Localism Act was given Royal Assent on 15 November 2011. It devolves greater powers to councils and neighbourhoods and gives local communities more control over housing and planning decisions. Of particular relevance, the Localism Act abolished regional spatial strategies, amended the Community Infrastructure Levy so some revenue is available to local communities, provides for neighbourhood plans which would be subject to a local referendum, and provides for neighbourhood development orders to allow communities to approve development without requiring normal planning consent.

National Planning Policy Framework (NPPF)

- 2.4 The National Planning Policy Framework (NPPF) sets out the government's economic, environmental and social planning policies. It states in paragraph 14 that, 'at the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking'. The NPPF in paragraph 165 reinforces the requirement for sustainability appraisal and states that it 'should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors.'

Sustainable Community Strategy for Basingstoke and Deane

- 2.5 The Sustainable Community Strategy "Pride in our Place" was adopted by the borough council Cabinet in October 2011 to guide joint working against shared priorities. The Sustainable Community Strategy describes the type of

place that the community wants Basingstoke and Deane to be in the future and focuses attention on the issues to be addressed. It sets out a vision for the borough and has been endorsed as a guide to align strategies and actions that improve quality of life.

- 2.6 The objectives of the Local Plan are based on the spatial elements of the Community Strategy and the Local Plan will be an important component in the delivery of the Strategy.

The Council Plan 2013-2017

- 2.7 The council plan sets out the council's key priorities for the next four years. It includes eight corporate priorities which underpin all of the services:

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

- 2.8 The Plan identifies specific projects, initiatives and areas for action that will be implemented to achieve these aims.

Local Enterprise Partnership

- 2.9 Enterprise M3 covers major parts of Hampshire and Surrey, including the towns of Alton, Aldershot, Basingstoke, Fleet, Guildford, Petersfield, Winchester, Woking and the associated rural economy. It is recognised as a functional economic area based on business supply chains, travel to work areas, and retail and leisure patterns. Its vision is to build on the existing strengths of the area and by all sectors working closer together to create the premier centre for enterprise and sustainable economic growth outside London with an additional focus on creating a knowledge-based, rural economy.

Neighbouring authorities

- 2.10 Many of our neighbouring authorities are in the process of preparing their Local Plans or have an adopted Core Strategy. Of relevance to Basingstoke and Deane, West Berkshire Council has allocated a site for development of up to 2000 dwellings with new retail facilities and school provision at Sandleford Park to the south of Newbury, and close to the north-west boundary of Basingstoke and Deane. West Berkshire Council is currently working on their Site Allocations and Delivery Development Plan Document (DPD).
- 2.11 Hart District Council consulted on their Pre-Submission Core Strategy in early 2013 and submitted their plan in March 2013. Hart District Council withdrew their Core Strategy in September 2013 and work is currently underway on a new Local Plan for the area. A consultation on strategic growth options is scheduled for July 2014.

2.12 Test Valley Borough Council published their revised Local Plan for consultation in January to March 2014. The housing target is proposed at 588 dwellings per annum across the district. This includes 6,444 in Andover over the plan period. A strategic development of approximately 1,000 dwellings is proposed at Picket Piece, Andover.

Key Messages – Synergies and Conflicts between the reviewed documents

2.13 The review of Plans, Programmes, Policies and Strategies has highlighted a number of related themes, which the Local Plan and Sustainability Appraisal seek to address. These include:

- The prioritisation and promotion of sustainable development
- Ensuring sustainable economic growth and prosperity
- The need to respond positively to climate change
- Ensuring the full involvement of the public and other interested parties in the planning process
- The conservation and enhancement of the natural and historic environment
- The promotion of sustainable resource management where appropriate (waste, new and renewable technologies etc.)
- The provision of housing to meet the diverse needs of the local community
- The promotion of sustainable communities with increased social cohesion

2.14 It has also highlighted a number of potentially conflicting issues that may be challenging for the strategy to resolve. These include:

- Enabling growth whilst protecting the environment
- Maximising the use of brownfield sites whilst protecting urban character, maintaining a sufficient supply of employment land, protecting green spaces and natural systems including water
- Improving accessibility (particularly for rural areas) whilst reducing dependency on the private car
- Maintaining the viability and vitality of towns and villages whilst concentrating growth in the most sustainable locations
- Achieving sustainable prosperity whilst reducing the impact of private vehicles
- Maximising the provision of affordable housing without inhibiting the delivery of housing in general
- Protecting designated areas of character whilst enabling the generation of renewable and low carbon energy

3. Task A2 - Collecting baseline information

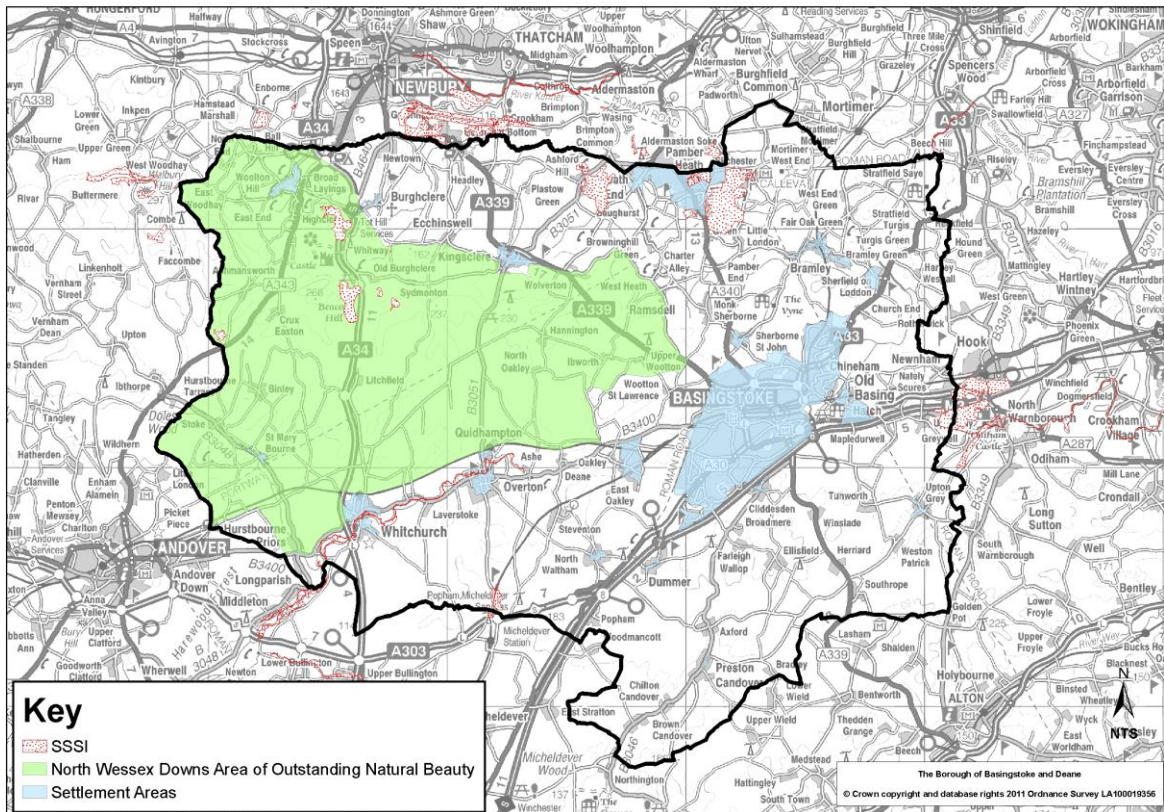
*SEA Directive:
Relevant aspects of the current state of the environment and their likely evolution without the plan*

- 3.1 Chapter 4 of the Scoping Report provides baseline data. This has been used to inform the identification of the sustainability objectives. It provides an evidence base to support the appraisal (and development of) the Local Plan.
- 3.2 Baseline information provides the basis for predicting and monitoring the effects of the Local Plan, and provides the evidence to help identify sustainability issues. The baseline information has been collected from a range of sources, including the 2011 Census, Hampshire County Council, the Government, Land Registry, the Environment Agency and English Heritage, and is as up-to-date as possible. Where possible, the information can show trends over time, or is comparable with data in a wider spatial context, for example, at the county or regional level.
- 3.3 A profile of the borough is provided below which summarises the baseline information (with updates where appropriate). The full updated information can be found at Appendix 2.
- 3.4 The review of plans, policies, programmes etc., together with the compilation of data, can be used to provide an overview of the current state of the borough of Basingstoke and Deane (this has been updated since the scoping report):

Overview of key social, economic and environmental issues across the borough

- 3.5 The Borough of Basingstoke and Deane is located in North Hampshire, with its northern boundary adjoining Berkshire. It covers an area of over 245 square miles, over 90% of which is undeveloped. It has a population of approximately 168,600. In terms of population, facilities and employment, the Borough is dominated by Basingstoke Town although there is also a network of towns and villages, some of which are historic market towns. Approximately 60% of the population live in Basingstoke Town, which has grown to more than five times its size half a century ago.

Map 1: The borough of Basingstoke and Deane

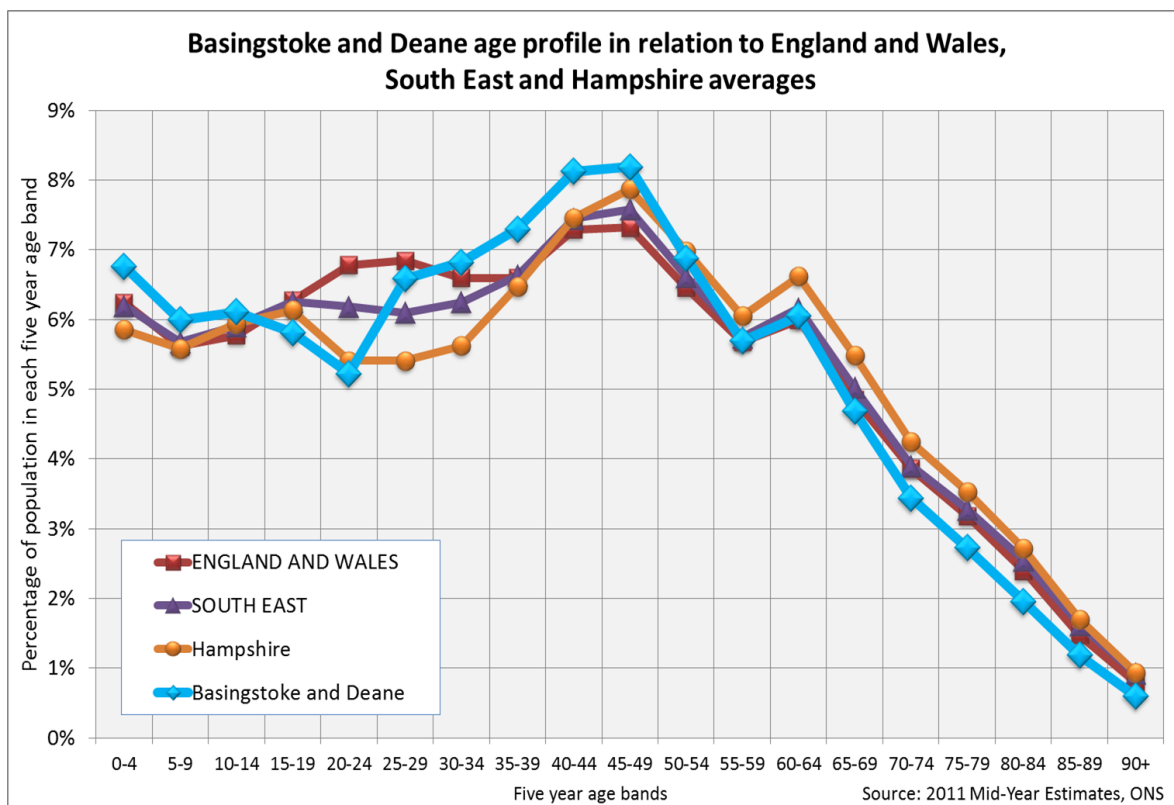


- 3.6 The borough comprises high quality landscape and built environment, with a large part of the Borough falling within North Wessex Downs Area of Outstanding Natural Beauty (as shown on the map above). There are many Sites of Special Scientific Interest, Conservation Areas and Listed Buildings. It is the source of two major river systems – the River Test and Itchen Catchment and River Loddon, both of which are environmentally sensitive.
- 3.7 The borough is in close proximity to London, the ports of Southampton and Portsmouth, and Heathrow and Gatwick airports, which has helped its commercial success. Many businesses have come together, along with other public sector bodies to form the Enterprise M3 Local Enterprise Partnership. 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. Enterprise M3 LEP covers North Hampshire and West Surrey and includes Basingstoke and Deane.

Key social characteristics

- There have been relatively high levels of population growth within the borough over the last 30 years. Further steady growth is projected until 2029, but at a slower rate.
- Due to the higher than average population figures in the 30-54 age range (see figure 2) and increasing average life expectancy, the Borough is likely to have an ageing population in the future.

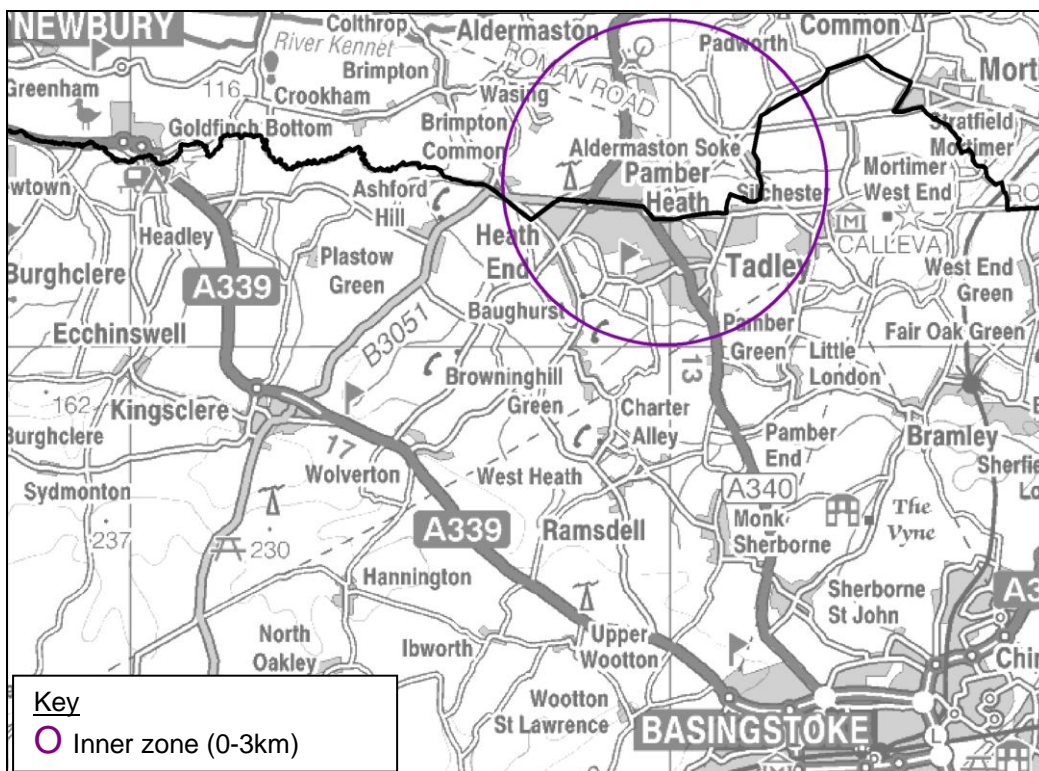
Figure 2: Basingstoke and Deane age profile in relation to Hampshire, South East and England and Wales averages



- Although the number of dwellings being built annually has increased over recent years, there remains a shortfall to meet the Borough’s housing requirements.
- In 2006 there were 5058 people on the Housing Register, of which 3442 were in need. This figure has been rising over the last five years and stood at 6999 in 2013.
- Housing remains relatively unaffordable for much of the population, particularly those trying to access the housing market for the first time.
- In 2012, there were 620 vacant dwellings within the borough. In recent years, the percentage of vacant dwellings within the total dwelling stock has remained around 1%.
- The borough has provided six gypsy and traveller pitches within the Borough since 2006, however, provision remains limited.
- Crime rates are lower, or comparable to averages within Hampshire and the South East.
- Life expectancy is comparable to that for Hampshire and national figures. The mortality rate is higher than Hampshire and the South East, but lower than the national average.
- The proportion of the working age population claiming Disability Living Allowance and Incapacity Benefits have increased within the borough and the south east.
- The percentage of residents describing their health as ‘good’ is higher than Hampshire, the South East and England.
- In the national context, there is relatively little deprivation across the Borough, although there are local pockets of deprivation.

- Although pupils are performing well at Key Stage 2, educational attainment at GCSE level is lower than the average in Hampshire.
- The proportion of the working age population with degree level or equivalent qualifications in the borough is higher than in Hampshire and the South East.
- Car ownership and usage levels are high, particularly in rural areas.
- The car provides the main mode of transport for all journeys in the Borough, at a significantly higher level than the national average.
- Developments proposed up to and within 8km of the Aldermaston Atomic Weapons Establishment (AWE) site are subject to consultation with the Health and Safety Executive (HSE) due to their proximity to a hazardous installation. The 8km distance is separated into inner, middle and outer zones and represents the Detailed Emergency Planning Zone (DEPZ) surrounding the AWE. This has implications for the provision of new development, particularly within the inner zone (see Map 2 below).

[Map 2: Inner Zone \(0-3km\) of DEPZ surrounding the AWE](#)



[Key economic characteristics](#)

- The economically active population is 83.5%, which is 4% higher than the South East rate.
- The employment rate, at 77.4%, is relatively high. Just over 5% of the economically active population are unemployed, typical of rates in Hampshire and the South East.
- 81% of men and 73% of women are in employment.
- In 2013, 2.1% of the borough's population was claiming Job Seekers Allowance (JSA). There has been an overall decline in this proportion over the

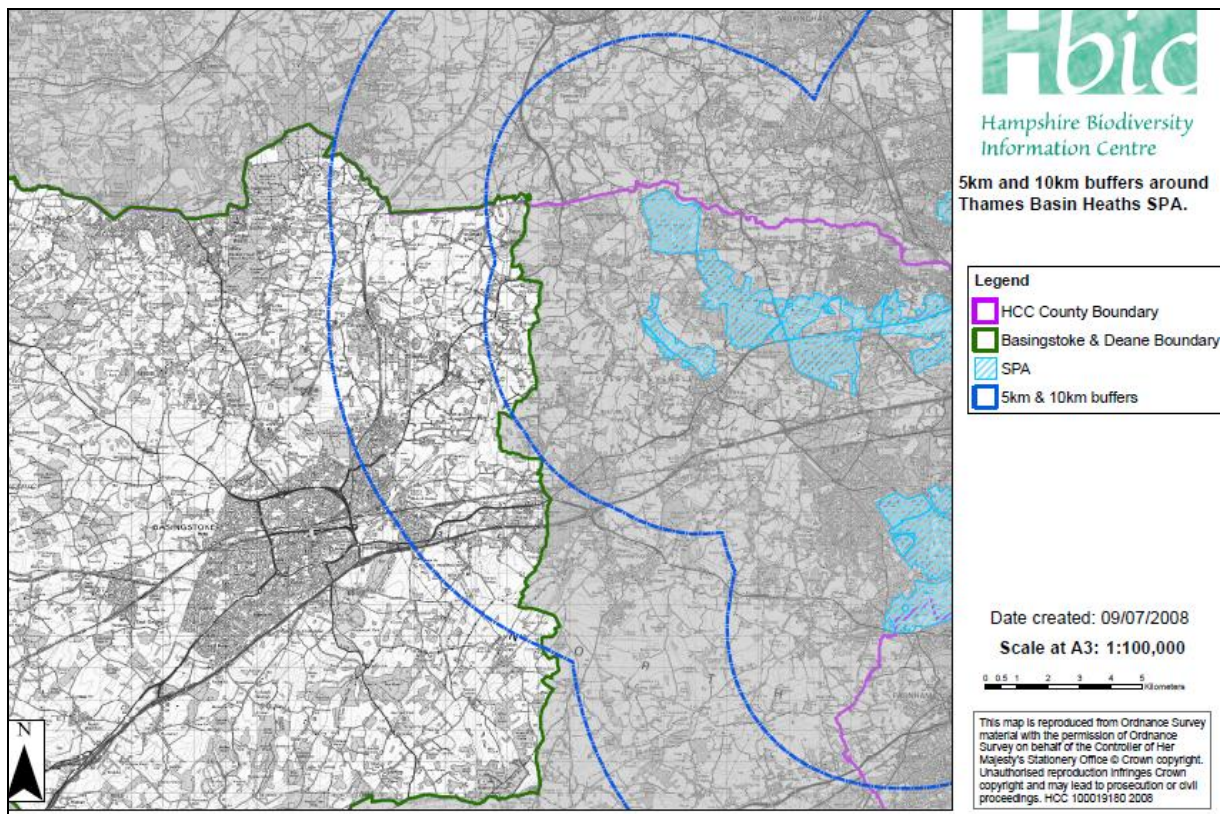
last decade, but there was a recent upturn reflecting the recent economic downturn, reaching a high point in 2009/10, in line with the national trend. During 2011 numbers have remained at around 2% - 2.3% in the borough.

- There has been a substantial increase (55.6%) of job vacancies within the borough, compared to an overall increase in the South East and a marginal increase in Hampshire.
- Levels of full-time and part-time pay for people who live or work in the Borough exceed the average levels for Hampshire.
- Basingstoke has a high level of self-containment in terms of residents working within the Borough. At the time of the 2001 Census, the Borough provided jobs for 67% of its resident workforce, the highest proportion of any Hampshire district. 27,000 out-commuted; 24,000 in-commuted (across Borough boundary)
- In comparison to Hampshire, relatively high proportions of residents work in an associate professional and technical capacity and in admin and secretarial occupations. A lower proportions of borough residents are in fields such as sales and customer services and personal services such as nursing
- There has been a slight decrease in the number of businesses per 1000 population, and this 'business density' is comparable to Hampshire and the South East.
- There are 0.84 jobs for each borough resident aged 16-64, a 'job density' which is considerably higher than the South East average and slightly higher than the county average.
- There has been a significant decrease in the construction of employment floorspace over the last 5 years. The availability of employment land is at the highest level since 2006.
- Basingstoke and Deane has one of the highest proportions of large businesses (250 or more employees) of Hampshire districts.
- Within Basingstoke and Deane's agriculture, cereal production predominates. Livestock farming, particularly dairy cattle and sheep have a lesser role than elsewhere in Hampshire.
- High office vacancy levels exist in the Town, although this is unlikely to be the result of high rental levels which are the lowest in the local area. 64% of new lettings are for out of town office accommodation, bucking the national trend of 39%
- Basingstoke town centre performs a sub-regional retail function. Its catchment extends to smaller surrounding towns, but is limited by other major retail centres such as Winchester, Reading and Guildford.
- Basingstoke has a total retail floorspace of 1.3 million square feet, mainly within the two main shopping centres of Festival Place and The Malls.
- Basingstoke's transport infrastructure is generally very good with major roads such as the M3 and the A34 and mainline rail services connecting the Borough to London, the rest of the South East and beyond.
- Basingstoke has lower levels of congestion than other urban centres in Hampshire and the Western Corridor although there is congestion in particular areas, for example, junction 6 of the M3 and the A33.

Key environmental characteristics

- The Borough of Basingstoke and Deane is a predominantly rural, agricultural district which covers a land area of 245 square miles, 91.4% of which is undeveloped
- In contrast, the land area taken by domestic buildings is less than 1% of the total, and under 4% if domestic gardens are included; less than 9% of the Borough's total land area is urbanised.
- The majority of the Western part of the Borough is covered by the North Wessex Downs Area of Outstanding Natural Beauty (AONB). One third of the borough's countryside is within the AONB.
- The Borough has over 1800 listed buildings, 145 Scheduled Ancient Monuments and 43 Conservation Areas.
- 1.3% of the Borough is designated as Sites of Special Scientific Interest (SSSI); 9.4% as Sites of Importance for Nature Conservation
- Over the last 5 years, recycling has increased from 17.1% to 23.9%, but remains one of the lowest rates in Hampshire.
- Private housing in the borough has a better energy performance than the rest of Hampshire and the South East.
- There are two large-scale low carbon energy installations in the borough.
- Although the water quality of the River Loddon is generally very good, there are high levels of phosphate downstream of the Basingstoke urban area.
- Parts of the borough are susceptible to groundwater and surface water flooding.
- Over 70% of Hampshire's water supply, including most of this Borough's, is from ground water, with the rest from groundwater-fed rivers.
- The water quality of the Borough's rivers is generally good to very good, though nitrate and phosphate pollution is an issue in some rivers (Loddon)
- Demand for water in Hampshire is rising due to population growth, decreasing average household size and changing lifestyles.
- The Hampshire Biodiversity Action Plan has identified 493 'Priority Species' in the Borough
- A small part of the borough (to the north-east) falls within the 5km buffer for the Thames Basin Heaths SPA (see Map 3 below)

Map 3: 5km and 10km buffers around the Thames Basin Heaths SPA



- 3.8 Appendix 16 sets out the characteristics of areas likely to be significantly affected by the plan. Further information on the detail of individual sites is also contained within the Site Assessment document, which is available to view at:
<http://www.basingstoke.gov.uk/browse/environment-and-planning/planning/emerging-local-plan/evidencebase/housing-site-assessment.htm>

4. Task A3 - Identifying sustainability problems / issues

*SEA Directive:
Any existing environmental problems which are relevant to the plan*

- 4.1 The context review (stage A1) and collection of baseline data (stage A2) have highlighted a number of sustainability issues for the borough. These have been further developed in light of a number of stakeholder workshops and internal officer brainstorming sessions used to identify current and future issues to be addressed by the Local Plan. This included workshops with Members and the Local Strategic Partnership, as well as input from pupils at junior and secondary schools. This also takes into account work by the Basingstoke Area Strategic Partnership (BASP) on the review of the Sustainable Community Strategy.
- 4.2 The borough, and specifically the Local Plan, will have more influence over some areas than others. However, partnership working and the close development of related strategies will provide a comprehensive approach to ensuring the issues are addressed.
- 4.3 Sustainability issues were identified in Section 5 of the Scoping Report. These have been reviewed and updated where appropriate. Appendix 3 lists the main Sustainability Issues that are affecting the borough of Basingstoke and Deane, separating them into environmental, economic and social (although there is inevitably some overlap).

Likely evolution of the baseline environment without implementation of the Local Plan

- 4.4 The SEA Directive requires consideration of the likely evolution of the baseline environment without implementation of the plan. Appendix 4 summarises the baseline state of the borough for each of the SA objectives (the development of which is explained in Section 6 below), which cover all of the SEA Directive topics together with the likely evolution of the environment under a 'business as usual' scenario.

5. Task A4 - Developing SA / SEA objectives (and the SA Framework)

SEA Directive:

The environmental protection objectives, established at international, community or national level, which are relevant to the plan and the way those objectives and any environmental considerations have been taken into account during its preparation.

- 5.1 The development of SA objectives is a means of describing, analysing and comparing the environmental and sustainability effects of a plan, policy or proposal at various stages in the process. They indicate the outcomes the Local Plan should be seeking to achieve and can be used to check whether the Local Plan objectives are the most sustainable. The use of appraisal criteria enables a more detailed analysis of issues that specifically affect Basingstoke and Deane.
- 5.2 Indicators can be used to measure any success or failure in meeting these sustainability objectives.
- 5.3 A range of SA objectives were drafted, taking into account the context review, the baseline data and key Sustainability Issues identified for the Borough, the objectives of the Community Strategy, Government guidance on Sustainability Appraisal and the topics listed in the SEA Directive (biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors).
- 5.4 Following public and stakeholder consultation (Appendix 5), the SA Objectives, appraisal criteria and indicators set out in Section 6 of the Scoping Report (duplicated in Table 3 below for information) below were agreed.

Table 3 - SA Framework comprising objectives, appraisal criteria and indicators

Issue	Objective	Appraisal criteria	Indicators	SEA Directive Topics
Housing	(1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home	<ul style="list-style-type: none"> • Will it increase housing supply? • Will it increase the range of housing to meet all needs? e.g. type, tenure, size • Will it increase the affordability of housing? • Will it help to reduce the no. of homeless? • Will it reduce the no. of empty properties? • Will it produce dwellings of sustainable design and construction? • Will it ensure that appropriate infrastructure is in place to serve the additional dwellings? • Will it produce sustainable communities? • Will it help new households access market housing? • Will it reduce the number in need on the housing register? • Will it enable social inclusion through meeting the needs of groups with specific housing needs? • Will it meet the housing needs of the ageing population? • Will it meet the 	<ul style="list-style-type: none"> • Housing completions • Amount of affordable housing delivered • Number on the Housing Register • No. of empty properties • House price/earnings affordability ratio • No. of homeless • No. in fuel poverty • House sizes/type • Number of gypsy and traveller pitches • % of new build and retrofit homes meeting Eco-homes 'very good' standard (equivalent to level 3 of the Code for Sustainable Homes) • Number of homes built to Lifetime Mobility standards • % of households located within walking and cycling distance to jobs • % of households located within 	<ul style="list-style-type: none"> • Population • Human Health

		<p>housing needs of gypsies and travellers?</p> <ul style="list-style-type: none"> • Will it integrate with the employment needs of the Borough? 	<p>close distance to public transport facilities</p>	
Deprivation and social exclusion	(2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	<ul style="list-style-type: none"> • Will it encourage social cohesion? • Will it reduce overcrowding? • Will it reduce deprivation in the 7 most deprived areas of the Borough (within the wards of Buckskin, Norden, Popley East and South Ham)? • Will it discourage anti-social behaviour? • Will it reduce crime? • Will it provide better opportunities to improve skills/achievements/employment, particularly within the most deprived wards of the Borough? 	<ul style="list-style-type: none"> • Indices of multiple deprivation for the 6 most deprived areas • Monitoring of the Neighbourhood Renewal Strategy • Overcrowding 	<ul style="list-style-type: none"> • Population • Human health
Climate Change	(3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	<ul style="list-style-type: none"> • Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional emissions targets? • Does it incorporate and/or promote the use of renewable energy technologies? • Will it mitigate the effects of climate change? 	<ul style="list-style-type: none"> • Predicted climate change effects on diurnal temperature range • Predicted climate change effects on diurnal precipitation range • Air quality and pollutants • Greenhouse gas emissions • Water shortages 	<ul style="list-style-type: none"> • Climatic Factors • Population • Biodiversity • Fauna • Flora • Soil • Water • Air • Landscape
Biodiversity and	(4) To protect, and enhance	<ul style="list-style-type: none"> • Will it protect and enhance sites and 	<ul style="list-style-type: none"> • Habitat types 	<ul style="list-style-type: none"> • Biodiversity • Landscape

<p>Landscape</p>	<p>local biodiversity, flora and fauna</p> <p>(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests</p>	<p>habitats, both designated and undesignated, of nature conservation value?</p> <ul style="list-style-type: none"> • Will it ensure the protection of protected species? • Will it contribute towards protecting and enhancing national and county Biodiversity Action Plan (BAP) species and their habitats? • Will it protect areas of highest landscape value? • Will it protect and enhance the Borough's landscape character and diversity? • Will it avoid damage to geological and geomorphologic interests? • Will it maintain and enhance the quality of the Borough's soils? • Will it retain the Borough's best and most versatile agricultural land? 	<ul style="list-style-type: none"> • SSSI condition assessment • Priority species and types • Landscape types and character areas • Amount of best and most versatile agricultural land 	<ul style="list-style-type: none"> • Flora • Fauna • Soil
<p>Water Environment</p>	<p>(6) To maintain and improve the quality of water resources in the Borough</p> <p>(7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy</p>	<ul style="list-style-type: none"> • Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater? • Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in 	<ul style="list-style-type: none"> • River Quality (Water Framework Directive) • Number of planning permissions in floodplains contrary to Environment Agency advice • Number of localised flooding incidents reported 	<ul style="list-style-type: none"> • Water • Population

		<p>areas of medium and high flood-risk?</p> <ul style="list-style-type: none"> • Will it increase the use of Sustainable Urban Drainage systems within developments? • Will there be adequate provision of supporting water and sewerage infrastructure to support development? 	<p>to the Council</p> <ul style="list-style-type: none"> • Number of developments incorporating Sustainable Urban Drainage Systems • Number of developments to which the PPS25 Exception Test applies. • Number of acceptable site specific Flood Risk Assessments completed. • Proportion of groundwater in the Borough that is classified as good status under the water framework directive 	
Access and Transport	<p>(8) To improve sustainable accessibility to all services and facilities</p> <p>(9) To improve choice and access to sustainable transport options</p>	<ul style="list-style-type: none"> • Will it minimise the need to travel? • Will it provide alternative means of travel to the private car? • Will it reduce private vehicular use? • Will it encourage the use of public transport? • Will it improve access to community facilities and services, particularly within rural areas? • Will it improve the self-containment of Basingstoke Town? • Will it reduce congestion? 	<ul style="list-style-type: none"> • Number of out/in commuters • Distance of households from key services • Main mode of transport for all journeys • Travel to work – distance travelled and mode • % of households with access to private transport • Average distance of households to public transport facilities • % of trips made by non-car modes 	<ul style="list-style-type: none"> • Population • Air • Climatic factors

		<ul style="list-style-type: none"> • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband? 		
Skills/ education	(10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	<ul style="list-style-type: none"> • Will it increase the levels of participation in education at all levels? • Will it increase the levels of attainment in education at all levels? • Will it improve the qualifications or skills of the population? • Will it improve the educational performance of the Borough at secondary school level? • Will it provide higher level education (graduate/highly skilled)? • Will it enable learning and development to meet the skills requirements of employers within the Borough? • Will it help to develop lifelong skills? • Will it reduce long-term unemployment? 	<ul style="list-style-type: none"> • Proportion of population educated to degree level or higher • Proportion of working age population with NVQ4+ qualification • % of population aged 16-74 with no qualification 	<ul style="list-style-type: none"> • Population
Sustainable, Prosperous Economy	(11) To develop a diverse and competitive knowledge-based economy (12) To maintain high and stable	<ul style="list-style-type: none"> • Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? 	<ul style="list-style-type: none"> • Employment and unemployment • Economic Activity • Earnings • Business and Job Density 	<ul style="list-style-type: none"> • Population • Material assets

	<p>levels of employment</p> <p>(13) To maintain and enhance sustainable economic growth</p> <p>(14) To enhance the attractiveness of the Borough to visitors</p>	<ul style="list-style-type: none"> • Will it encourage business start-up and business growth? • Will it maintain or provide a sufficient supply of employment land to meet the needs of existing businesses and attract inward investment? • Will it retain or improve retail facilities in the Borough? • Will it improve the image of the Borough to attract inward investment and tourism? • Will it meet the needs of visitors to the Borough • Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development? 	<ul style="list-style-type: none"> • Commercial floorspace availability and take-up • Agricultural holdings • Number of new businesses • Number of bed spaces provided/lost? • Amount of employment floorspace lost to other uses • % of jobs located within walking and cycling distance to housing • % of jobs located within close distance to public transport facilities 	
Historic Environment & Cultural Heritage	(15) To protect and enhance distinctive and high quality features of the local built environment?	<ul style="list-style-type: none"> • Will it promote and maintain an attractive and diverse townscape, and protect areas of highest townscape quality? • Will it promote high quality design and enhance the built environment? • Does it value and protect the locally distinctive settlement character? • Will it safeguard sites and monuments of archaeological 	<ul style="list-style-type: none"> • Number of Conservation Areas • Listed Buildings • Scheduled Ancient Monuments (SAM) • Number of buildings removed from the local 'at risk' register 	<ul style="list-style-type: none"> • Cultural heritage • Material assets

		<p>importance?</p> <ul style="list-style-type: none"> • Will it preserve and enhance buildings of historic or architectural interest? • Will it avoid damage or degradation to designated areas (Conservation Areas, Historic Parks and Gardens)? • Will it protect the Borough's historic and cultural heritage? 		
Resource Efficiency	(16) To improve the efficiency of resource use, including re-using previously developed land, existing buildings and materials, and encouraging the maximum use of sustainable design and construction technologies	<ul style="list-style-type: none"> • Will it use water more efficiently? • Will it reduce water consumption? • Will it result in a reduction in the amount of waste requiring treatment and disposal? • Will it improve energy efficiency? • Will it enable development to re-use brownfield land? • Will it entail the conversion of existing buildings? • Will it seek to support sustainable design and construction techniques? • Will it reduce the quantity of land contamination or land affected by contamination? • Will it reduce the Borough's carbon footprint? • Will it provide energy from renewable sources? 	<ul style="list-style-type: none"> • % of new build and retrofit homes meeting Eco-homes 'very good' standard (equivalent to level 3 of the Code for Sustainable Homes). • % of commercial buildings meeting BREEAM 'very good' standard • Household energy use per capita • Residential development on previously developed land (PDL) • Change in the rate of recycling of household waste • Domestic gas and electricity consumption • Home Energy Conservation Act return • Area of land (Ha) affected by 	<ul style="list-style-type: none"> • Material assets • Water • Soil

		<ul style="list-style-type: none"> • Will it reduce the amount of waste? • Will it increase recycling rates? • Will it minimise use of construction materials e.g. aggregates? • Will it minimise land use? 	contamination brought back into beneficial use	
Sustaining vibrant communities	(17) To create and sustain vibrant settlements and communities	<ul style="list-style-type: none"> • Will it direct new development towards those settlements best able to accommodate it? • Will it promote the viability and vitality of the Borough's town, district, local and village centres? • Will it avoid excessive intensification in built-up areas? • Will it avoid loss of open space? • Will it avoid the disruption of locally distinctive settlement form? • Will it support the provision and retention of key facilities and services ensuring that local needs are met locally wherever possible? • Will it, reflecting the objectives of the SCI, improve the engagement of local communities in the local planning system? • Will it help create a sense of place and add to the distinctiveness of the Borough's 	<ul style="list-style-type: none"> • Access to schools, further education, work, GPs, hospitals, and major centres • Access to cultural facilities • Provision of new/improved community facilities • Number of farm diversification schemes permitted 	<ul style="list-style-type: none"> • Population • Cultural heritage

		settlements?		
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Open Space and Recreation	(18) To promote and improve access to open space and countryside	<ul style="list-style-type: none"> • Will it maintain or improve public access to open space and the countryside? • Will it improve the quality of the Borough's open space? • Will it contribute towards meeting the sport and recreational needs of all in the community? • Will it encourage participation in leisure and cultural events? 	<ul style="list-style-type: none"> • % of greenspace • Quality of open spaces • Level of sport and recreational facilities • Accessibility of communities to open space • The number of footpaths and bridleways 	<ul style="list-style-type: none"> • Population • Landscape • Cultural heritage
Safety and security	(19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	<ul style="list-style-type: none"> • Will it reduce opportunities for crime (e.g through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime? 	<ul style="list-style-type: none"> • Total recorded crime rate • % of residents that have some fear of crime 	<ul style="list-style-type: none"> • Population • Human health
Health and well-being	(20) To improve health and well-being through the development of healthy communities	<ul style="list-style-type: none"> • Will it improve access to health and social care? • Will it promote healthy lifestyles? • Will it provide/improve healthcare facilities to meet the needs of older people? • Will it help to develop healthy and 'liveable' neighbourhoods • Will it improve air quality? • Will it decrease noise pollution near residential areas? 	<ul style="list-style-type: none"> • Life expectancy • % of residents describing their health as good • Air quality and pollutants 	<ul style="list-style-type: none"> • Population • Human health

SEA Directive:

The environmental consultation bodies are consulted in appropriate ways and at appropriate times on the content and scope of the SA Report

The SA is consulted on as an integral part of the plan-making process

The consultation bodies, other consultees and the public are consulted in ways which gives them an early and effective opportunity within appropriate time frames to express their opinions on the draft plan and SA Report

Summary of compatibility of SA objectives

- 5.5 The table in Appendix 6 considers the compatibility of the SA Objectives. An earlier appraisal of the draft SA Objectives against each other was carried out to ensure that they were consistent with each other. This resulted in some refinement and improvement of the SA Objectives, prior to them being used to test the sustainability implications of the draft Local Plan objectives and options. Refinements included:
- Adding 'affordable' to objective 1
 - Referring to water resources in Objective 6 (rather than water sources)
 - Referring to sustainable accessibility in Objective 8
 - Changing the wording of objective 16 so that it referred to 'high quality distinctiveness' rather than all distinctive features, regardless of quality.
 - Taking out the reference to healthy lifestyles in Objective 18 (as this was covered in Objective 20)
- 5.6 To summarise the table in Appendix 6, the objectives are generally compatible although there are 4 instances where the objectives are potentially incompatible. In particular, there is a potential conflict between the objective that supports residential development (SA Objective 1) and the objectives which seek to protect and enhance the local landscape (SA Objective 5) and improve the efficiency of resource use, including re-using previously developed land (Objective 16). This is because providing all residents with the opportunity to live in a decent, affordable, sustainable home will invariably require using greenfield sites. There are a number of occasions where the compatibility of the objectives is unknown at this stage as it will either depend on a number of variables or the outcomes are unknown.
- 5.7 Although there has been a time-lag since this framework has been developed and the baseline data, review of relevant plans, and Sustainability Issues have been updated, the framework remains relevant and has been used to appraise the Plan throughout the process.

6. Task A5 - Consultation on the scope of the Sustainability Appraisal

- 6.1 In September 2007, the Council published a Scoping Report (together with a non-technical summary), which was the first stage of the SA for the Core Strategy (Stage A). This SA Report updates the findings of the Scoping Report, which is available to view at:

<http://www.basingstoke.gov.uk/browse/environment-and-planning/planning/emerging-local-plan/sustainability-appraisal/>

6.2 The Scoping Report:

- Identified other relevant policies, plans, programmes and sustainability objectives (stage A1);
- Compiled baseline data (stage A2);
- Identified key sustainability issues and problems (stage A3); and
- Developed the SA objectives and framework (stage A4)

6.3 The scoping report was made publicly available for 6 weeks (between September and November 2007) and sent to relevant stakeholders, including Natural England, English Heritage and the Environment Agency, for comment. Responses received to this consultation, together with consequent amendments, are included in Appendix 5.

6.4 The Council also published a summary of the consultation responses on the SA Scoping Report along with the Council's response and proposed changes to the report and SA Framework Appraisal.

6.5 Given the time lapse since production of the Scoping Report, Stage A has been updated for this SA report, with a further review of recent plans, programmes and policies etc. and updated baseline data where possible. These are included in Appendices 1 and 2.

Summary of previous Sustainability Appraisal work

Issues and Options

6.6 In January 2008, there was public consultation on the first stage of the Local Development Framework Core Strategy, the 'Issues and Options', which set out a draft vision and the objectives for the Core Strategy, as well as identifying 30 'issues' facing the Borough over the next 20 years:
<http://www.basingstoke.gov.uk/browse/environment-and-planning/planning/emerging-local-plan/local-plan-consultations/issuesoptions.htm>

6.7 The purpose of the consultation was to explore the issues the borough is now facing, the approaches that could be taken to address these issues, and how the Local Plan should guide development in the future.

6.8 A number of other documents were made publicly available on the Council's website at this time. These included an assessment of the compatibility of the draft SA objectives, and an overview of the options contained in the Core Strategy 'Issues and Options' document with justification as to why some approaches were included and others rejected (these are set out in Appendices 7 and 11).

6.9 It was recognised that there were potentially a number of different ways of achieving each Local Plan objective. Some were rejected early on for various reasons, such as being outside of the Council's remit. Each remaining option was then appraised against the SA Framework, to provide an initial evaluation of their sustainability

implications. Given the strategic nature of the Local Plan, and consequently the objectives and various approaches, the assessment was inevitably broad. It had not, at this stage, taken into account the detailed implications of different policy approaches.

- 6.10 At this stage no decision was made about the preferred option: the role of SA was simply to inform further discussions about which options to take forward. Section 7 provides information about the options considered and how decisions were made.
- 6.11 The responses to this consultation were used to inform the way forward for a wide range of issues to be addressed by the Local Plan, identify where there were gaps and inform the approach to the development of different policy areas. Since the 'Issues and Options' stage, work has continued on developing the Local Plan and further consultation has taken place which has influenced policy development. During this time, policy development has also been affected by changes in the planning system, and in particular the Coalition Government's decision to revoke regional plans including the South East Plan and the publication of the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG).

Consultation on a Draft Vision (Focusing on our future)

- 6.12 Following consultation with stakeholders and councillors early in 2009, public consultation on a draft vision statement was carried out in summer 2009. The key messages from the consultation informed the final agreed vision which signalled the strategic direction and longer term ambitions for the economic, social and environmental wellbeing of the borough. The practical implementation of the vision is set out through the 'spatial objectives' which translate the vision into a set of priorities. These focus on the key development issues that need to be addressed and set out the framework for the revised Pre-Submission Local Plan.

Key Themes

- 6.13 In light of consultation responses to the 'Issues and Options' document and consideration of the various evidence base studies, Members wished to explore further key themes and issues facing the borough (instead of a 'Preferred Approach'). In 2010, the council consequently consulted on a 'Key Themes' document which sought views on the most appropriate way of providing an overarching planning policy framework to deliver the adopted Vision for the borough. The responses to this consultation have been used to inform the preparation of the Pre-submission Local Plan, including the formulation of a number of more detailed policies. These policies were taken forward through a number of informal internal discussions including the LDF Project Board, and a number of Member Advisory Panels (MAPs).

Strategic Housing Land Availability Assessment (SHLAA)

- 6.14 Work started on the SHLAA in 2008, and a number of detailed reviews and updates followed. Consultation on an initial SHLAA was completed in 2009, followed by further public consultation in 2010. Such consultations have enabled the borough council to gather views on the methodology used in preparing the SHLAA, be made aware of and assess a range of sites for their development potential for housing, and draw conclusions on the borough's land supply position. The most recent update to the SHLAA (version 8) was published in February 2014.

Local Homes Consultation (New Homes for Your Area)

- 6.15 In light of various announcements by the Government on the planning system in 2010, including the intention to revoke Regional Strategies, the borough council carried out a focused period of public engagement during the autumn of 2010 in order to understand what they thought about planning for new homes, and where and how many should be built in the borough over the next 20 years (<http://www.basingstoke.gov.uk/browse/environment-and-planning/planning/emerging-local-plan/local-plan-consultations/newhomes/>). The results of the questions from the New Homes consultation clearly indicated that local communities and residents felt that too much development had taken place in the borough over the past 10 years. As a result, further work was undertaken to explore options for a lower level of housing.
- 6.16 For Stage B of the SA, the options considered within the 'Issues and Options' document and progressed through the 'Key Themes' have been further developed, refined and assessed.

Stage B Developing and refining alternatives and assessing effects

7. Task B1: Test the plan objectives against the sustainability objectives

*SEA Directive:
Conflicts that exist between SA objectives, between SA and plan objectives, and between SA and other plan objectives are identified and described*

- 7.1 The objectives of the plan (in this case the Local Plan), which underpin what the plan and the policies it contains intend to achieve, should be tested for compatibility with the sustainability objectives (as set out in the Scoping Report and listed in Section 5).

Testing and refining the Local Plan objectives

- 7.2 Early draft Core Strategy objectives were appraised at 'Issues and Options Stage' (detailed in Appendix 7). Since then, the Local Plan objectives have evolved and been refined in light of SA. Particular changes that have been made to the Local Plan objectives as a result of the SA are:
- Reference is now made to *sustainable* economic growth
 - Leisure facilities have been included
 - Reference is now made to *sustainable* as well as accessible transport opportunities
 - Reference is now made to the regeneration of Basing View and the Central Area Vision.
- 7.3 The Local Plan objectives as updated were then subject to further testing against the SA objectives. The results are shown within Appendix 8, including a matrix of the scores and a table summarising the appraisal. In principle, the Local Plan objectives are generally compatible with the SA objectives, although a number of areas of potential conflict have been identified. These include:
- The potentially negative impact of economic growth on greenhouse gas emissions and climate change
 - The implications of promoting a thriving rural economy on the countryside, landscape and environment.
 - New housing around Basingstoke Town and elsewhere is likely to conflict with some of the environmental objectives, particularly in respect of resource use, greenhouse gas emissions and landscape impact.
 - Potential conflict between the Local Plan objective supporting renewable/low carbon energy and the landscape SA objective.

8. Task B2: Developing strategic options / alternatives

SEA Directive:

The sustainability effects (both adverse and beneficial) of each alternative are identified and compared

Realistic alternatives are considered for key issues, and the reasons for choosing them are documented

Reasons are given for selection or elimination of alternatives

Likely significant social, environmental and economic effects are identified, including those listed in the SEA Directive (biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage and landscape) as relevant

- 8.1 The next stage of the appraisal involves identifying and appraising options to achieve the objectives of the plan against the sustainability objectives contained within the sustainability framework. This assessment has been undertaken based on the opportunities and constraints in the plan area, whilst also giving consideration to all reasonable alternatives.
- 8.2 This is an iterative process, which makes use of the sustainability objectives in appraising the alternatives/options identified, to help inform the choices made in developing the plan (acting as a toll in the decision making process).
- 8.3 The proceeding section looks at the different matters in turn, comprising:
- The scale of residential development (growth options)
 - The different locations for housing development (strategic spatial housing options)
 - Strategic sites
 - Housing allocation options for the preferred locations.

Growth Options

- 8.4 At the Issues and Options stage, it was envisaged that the council would be required to deliver the housing target that would be set out in the South East Plan, and therefore, at that time, no alternative options were suggested in terms of a housing figure. The draft South East Plan stated that development should be located within and around the main urban area of Basingstoke, and that a new settlement was not, strategically, an appropriate approach.
- 8.5 In May 2009, the South East Plan was adopted, and the housing target for the borough was for the delivery of 945 homes/year, with the majority to be provided in the Western corridor and Blackwater Valley sub-region. The housing number was

still the same when the council produced its 'Key Themes' public consultation document, although it did pose the question as to whether 'it would be appropriate to provide an average of 740 new homes per year in the borough to 2026, to meet the locally-generated housing need?'

- 8.6 Following the announcement by the Secretary of State for Communities and Local Government of the revocation of the Regional Spatial Strategies (July 2010), the council decided to revisit the council's housing figure target in consultation with local communities. Focussed consultation on the number and types of homes and where they could be built was carried out in December 2010/January 2011 (Local Homes Consultation, see section 2.2 above).
- 8.7 The results of the questions from the New Homes consultation clearly indicated that local communities and residents felt that too much development had taken place in the borough over the past 10 years. Although the South East Plan remained in force at the close of the consultation, there was a clear message within the Localism Bill that regional plans would be abolished and that councils would then need to establish their own housing requirement. As a result, further work was undertaken to explore options for a lower level of housing.
- 8.8 Since that time, the South East Plan was partially revoked in March 2013. The National Planning Policy Framework (NPPF) came into effect in March 2012, and requires local planning authorities to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area (paragraph 47). As such, further assessment has been undertaken with regards to the locally derived housing number.
- 8.9 In order to help inform the decision on an appropriate level of housing for the borough, the implications of different housing growth options has been assessed, reflecting the most up to date evidence base. 400 dwellings per annum (dpa), 600 dpa, 750 dpa and 1,000 dpa have been assessed to consider the relative implications of housing development at each of these levels. The outcomes of the SA are shown in full at Appendix 9, and summarised in Table 4.
- 8.10 On 6 June 2013 and 18 February 2014, Cabinet agreed the local housing target of 748 units per annum for the period 2011 to 2029. This equates to a total of 13,464 homes over the Plan period. The revised Pre Submission Local Plan makes provision for the total requirement and also includes a contingency of approximately 500 dwellings to allow for under delivery.

Table 4 – Summary of appraisal of housing growth options

Sustainability Objectives	1 – Low Growth (400)	2 – Medium Growth – Hybrid Zero Net Migration (600)	3 – Medium / High Growth – (750)	4 – High Growth – (1,000)
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	-	+/?	+	++
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	-	+	+/?	++
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	+/-	-/+	-/+	-
4) To protect, and enhance local biodiversity, flora and fauna	?	?	?	?
5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	?/-	-/?	-/?	-
6) To maintain and improve the quality of water resources in the Borough	0/?	0/?	0/?	0/?
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	+	+	+	+
8) To improve sustainable accessibility to all services and facilities	-	0	0/+	+
9) To improve choice and access to sustainable transport options	-	0	0/+	+
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	0	0	0	0
11) To develop a diverse and competitive knowledge-based economy	-	+	+	++
12) To maintain high and stable levels of employment	+/-	+/-	+	+
13) To maintain and enhance sustainable economic growth	-	+	+	++
14) To enhance the attractiveness of the Borough to visitors	?/+	?/+	?/+	+/?
15) To protect and enhance distinctive and high quality features of the local built environment	?	?	?	?
16) To improve the efficiency of resource use, including re-using previously developed land, existing buildings and	-	-	-	--

materials, and encouraging the maximum use of sustainable design and construction technologies				
(17) To create and sustain vibrant settlements and communities	-	+	+	+
18) To promote and improve access to open space and countryside	?	?	?	?
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	?	?	?	?
20) To improve health and well-being through the development of healthy communities	?	?	?	?

Conclusions of the appraisal of growth options

Option 1 – Low growth

- 8.11 This option would provide in the region of 400 dwellings per year between 2012 and 2029. It is based on the number of births minus the number of deaths expected within the borough, but takes no account of changes in household size or the local economy. This approach is broadly in line with public consultation feedback, although it may not fulfil the adopted Vision for the borough. It is expected that this scenario will deliver lower levels of affordable dwellings per year. This option would require the least amount of greenfield development.
- 8.12 The appraisal shows that Option 1 would have the least environmental impact primarily due to less need for Greenfield sites. However, Option 1 raises concerns regarding potential social and economic impacts, particularly regarding the need for housing and the creation of vibrant communities, and it is likely that an increasingly higher proportion of the population would be economically inactive. This would also be the least attractive option in terms of economic growth and investment in infrastructure. There is a concern that increased in-commuting for employment purposes would result.

Option 2 – Medium Growth (Hybrid Zero Net Migration)

- 8.13 This option would provide in the region of 600 dwellings per year until 2029. This figure is based on zero net migration (the number of people moving into the area is assumed to equal the number moving out) and takes into account declining household size, which reflects the rate of decline for the South East region. It also takes into account reductions in the number of vacant / second homes in the borough. The approach of using zero net migration is broadly in line with parts of the housing consultation feedback, and helps to meet the adopted Vision. It is expected that this scenario would provide moderate levels of affordable dwellings per year.
- 8.14 Option 2 would enable the provision of new housing to meet local needs and provide moderate levels of affordable dwellings per year, However over the Plan period it would require a reasonable amount of new development with associated environmental impacts. Given that it is based on a 'hybrid zero net migration' scenario, this is expected to offer a good balance in terms of housing and employment. Whilst this option may support existing services and result in some

infrastructure investment, it is unlikely to result in as much investment in new services and infrastructure as options 3 and 4.

Option 3 – Medium / High Growth

- 8.15 This option would provide in the region of 750 dwellings per year until 2029. This figure has been formulated, in the context of meeting objectively assessed need, through a combination of technical studies which form part of the evidence base for the Local Plan. It takes into account the following:
- Population size, including the number of births and deaths in the borough using information from the 2011 Census (i.e. the needs of the growing population);
 - Net migration, including those moving into and out of the area from other parts of the UK and overseas; and
 - Average household size, to reflect the way in which the population forms into households (i.e. the needs created from a reduction in the average household size).
 - The number of people living in institutional accommodation (i.e. care homes)
 - The proportion of vacant/second homes that are likely to be brought back into use in the future
 - Population, household and housing forecasts using demographic modelling technology
 - Sensitivity testing (e.g. the implications on the borough's housing requirement of the current government's intention to enforce a more stringent control on national immigration)
- 8.16 Option 3 would help deliver the adopted Vision and would enable the provision of new housing to meet local needs, providing a suitable level of affordable dwellings per year based on bands 1 to 3 of the Housing Register. However, over the Plan time period it would require a large amount of new development, with associated environmental impacts. Given that this option also takes into account migration and the changing age structure of the population, it is expected to offer a good balance in terms of meeting local needs. Whilst this option may assist in supporting existing services and result in infrastructure investment, it is unlikely to result in as much investment in new services and infrastructure as option 4. At this strategic level, it is difficult to draw significant distinctions between options 2 and 3, given the similar number of dwellings to be provided in the future.

Option 4 – High growth

- 8.17 This option would provide in the region of 1,000 dwellings per year until 2029 and is based upon in-migration as well as also affordable housing needs. This would help deliver the adopted Vision, but moves away from the feedback from the housing consultation. It is expected that this high level of growth would meet future housing needs and provide a high level of affordable dwellings per year.
- 8.18 Option 4 is likely to have the highest environmental impact due to increased development, more use of Greenfield sites and potentially the most implications due to climate change. However, this option is more supportive of economic growth and investment in infrastructure, the provision of a wider choice of housing, and support for services.

Conclusions

- 8.19 In summary, the SA identifies that options of 600dpa and 750 dpa are the most appropriate when assessing their overall impact against the sustainability objectives. However, in terms of SA objective 1 (providing all residents with the opportunity to live in a sustainable, decent, affordable home), 750 dpa is the most effective of these two options. This is because the figure of 750 has been formulated in the context of meeting objectively assessed need taking into account a range of factors, including population growth, net migration, and household size. This is the figure that has been agreed by Cabinet in taking forward the revised Pre-Submission Local Plan.

Strategic Spatial Housing Options

- 8.20 Appendix 10 contains the initial appraisal of the approaches set out in the Core Strategy Issues and Options consultation document, against the SA objectives. It is divided into strategic issues on the economy and housing, and themes of 'a prosperous borough', 'an environment that's good to live in', 'an inclusive borough with strong communities', 'a learning and creative borough', and 'a safe and healthy borough'. Appendix 11 outlines the justification for these approaches and Appendix 12 and 12a detail the progression and refinement of options from the Issues and Options stage.
- 8.21 In terms of the spatial distribution of housing, Issue 4 of the Issues and Options report gave the following main options for the location of greenfield development³:
1. Locate all major Greenfield development on the edge of Basingstoke
 2. Alternatively, or in addition, seek to locate Greenfield development at Basingstoke and also some other main settlements in the Western Corridor and Blackwater Valley sub-region, such as Bramley or Tadley
 3. In addition, seek to locate some limited Greenfield development around other settlements, including those outside the Western Corridor and Blackwater Valley sub-region, such as Overton and Whitchurch
- 8.22 Alongside this, the possible approaches to Greenfield development (Issue 5)⁴ were given as:
1. Seek to locate all development in one major development area at Basingstoke
 2. Seek to locate major Greenfield development in more than one development area
 3. Seek to develop a larger number of smaller Greenfield locations
- 8.23 More specifically, Issue 7 provided eight options for the delivery of greenfield development⁵:
1. Develop south of the M3 motorway
 2. Westward extension of Basingstoke
 3. Eastward extension of Basingstoke
 4. Northward extension of Basingstoke
 5. North-east extension of Basingstoke
 6. A range of smaller sites around Basingstoke

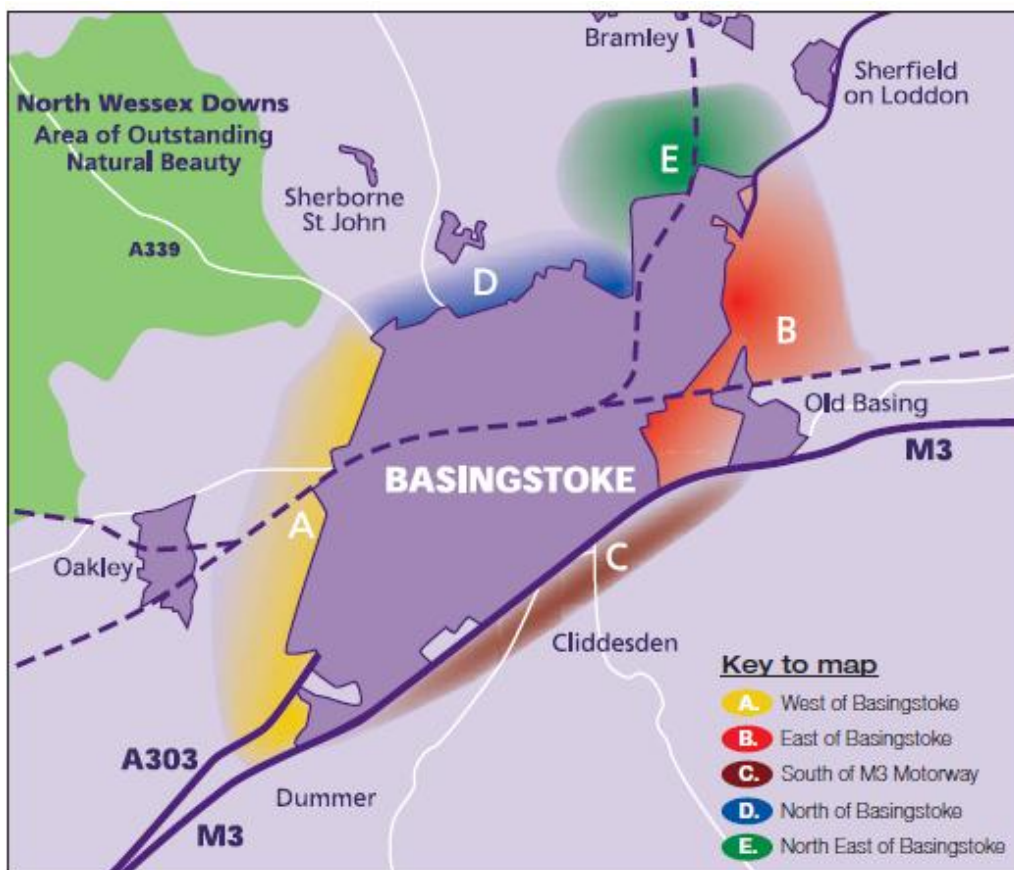
³ p. 15 of Appendix 10

⁴ p. 19 of Appendix 10

⁵ P. 30 of Appendix 10

7. Further growth around other settlements within the Western Corridor and Blackwater valley sub-region such as Tadley and Bramley
 8. Further growth around settlements outside the Western Corridor and Blackwater Valley sub-region such as Overton and Whitchurch
- 8.24 The first five of these options in relation to Basingstoke town are indicatively shown on Map 4.
- 8.25 The development and refinement of these options has been affected by the government's decision to revoke Regional Spatial Strategies and implement the Localism Act which has provided the opportunity for housing growth levels and spatial options to be decided at a local level.
- 8.26 In light of the revocation of the South-East Plan, the distinction between provision of housing in the sub-regions of the Western Corridor and Blackwater Valley, and Overton and Whitchurch has become largely irrelevant. As part of the evidence base for the Local Plan, consideration was given to the sustainability of settlements across the borough regardless of 'sub-region'. The provision of any significant levels of new housing in and around Tadley was also restricted in light of the Atomic Weapons Establishment safety issue.

Map 4: Options for delivery of Greenfield development around Basingstoke Town



- 8.27 Given these changes to the planning system, the council decided to carry out further community consultation on the appropriate level and distribution of new housing (New Homes consultation). With regards to the distribution of housing, the following options were given:
- in smaller developments across the whole of Basingstoke and Deane creating extensions to towns and villages
 - in small or medium sized development sites on the outskirts of Basingstoke Town
 - in one large development on the outskirts of Basingstoke Town
- 8.28 The consultation clearly showed that the majority of respondents felt that a single large development on the outskirts of Basingstoke was inappropriate. A greater number of respondents favoured smaller developments across the borough, and, to a lesser extent, small or medium sized developments on the outskirts of Basingstoke.
- 8.29 Taking into account this response, and the locally derived housing number of 748, three spatial options were developed based on the provision of some 7000 to 8000 new dwellings on greenfield sites over the plan period, taking into account shortlisted SHLAA sites but without consideration of specific sites. A summary of the appraisal of these options is shown in Table 5, followed by conclusions. The full appraisal is set out in Appendix 13.

Table 5 – Testing spatial options for new housing development

Sustainability Objectives	1 – Basingstoke focus for all development	2 – Basingstoke focus and a spread of development to larger settlements in the borough	3 – A spread of development to a greater number of settlements in the borough, where they have SPBs
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	+/-	+	+/-
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	0	0	0
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	?	?	?
(4) To protect, and enhance local biodiversity, flora and fauna	?	?	?
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	?	?/-	?/-
6) To maintain and improve the quality of water resources in the Borough	?	?	?
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	?	?	?
8) To improve sustainable accessibility to all services and facilities	?	?	-
9) To improve choice and access to sustainable transport options	?	?	-
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	0	0	0
11) To develop a diverse and competitive knowledge-based economy	0	0	0
12) To maintain high and stable levels of employment	+/-	+	+/-
13) To maintain and enhance sustainable economic growth	+	+	+/-
14) To enhance the attractiveness of the Borough to visitors	+	+	-
15) To protect and enhance distinctive and high quality features of the local built environment	?	?/-	?/-
16) To improve the efficiency of resource use, including re-using previously	-/?	-/?	-/?

developed land, existing buildings and materials, and encouraging the maximum use of sustainable design and construction technologies			
(17) To create and sustain vibrant settlements and communities	-/+/?	+/?	+/?
18) To promote and improve access to open space and countryside	?	?	?/-
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	0	0	0
20) To improve health and well-being through the development of healthy communities	?/0	?/0	?/0

Option 1 – Basingstoke focus for all development

8.30 This option would provide the majority of all new development in or around Basingstoke town, and provision of 7000 to 8000 dwellings on greenfield land. This level of development would potentially require a combination of major development to the north, east, west, south-west or north-east.

8.31 All options provide the same level of housing, although by concentrating development at Basingstoke (option 1) there are fewer opportunities for new housing in the rural parts of the borough (although smaller scale housing development can be provided through the Community Right to Build / Neighbourhood Planning to address specific areas of need, if there is support by the community, in addition to Rural Exception sites). Option 1 would also be less supportive towards existing and new community and commercial enterprises in the rural settlements due to limiting population growth outside of Basingstoke Town. However, this option is more likely to result in a major development area or comprehensive development which may offer benefits in terms of infrastructure provision.

Option 2 – Basingstoke focus and a spread of development to larger settlements in the borough

8.32 This option would focus a lot of the new development at Basingstoke, but with some distribution to the larger settlements of Overton, Whitchurch and Bramley. The appraisal is on the assumption that there would be development at Bramley, Overton and Whitchurch, in addition to other large settlements in the Borough. Strategic development is not proposed at Tadley due to the Health and Safety Executive's position that it would advise against development that would result in an increase in population in and around the town. Tadley is within the inner consultation zone of the Atomic Weapons Establishment (AWE).

8.33 At this level of assessment, Option 2 has the fewest potential negative impacts due to its 'middle-ground' approach to the distribution of housing. It addresses the main housing need in Basingstoke Town, but also provides some opportunity for new rural housing provision in the larger settlements. By confining new development to the larger settlements it will protect the character of most rural settings, and their landscape setting. Development will also be directed to those rural settlements that already have some local services and public transport provision.

Option 3 – A spread of development to a greater number of settlements in the borough, where they have SPBs

- 8.34 This option would mean less of a focus on Basingstoke Town with dispersal of development to approximately 20 of the larger settlements around the borough. It would be realistic to assume that there would be more development in the larger settlements, and less in the smaller.
- 8.35 For all of the options, there remain many uncertainties surrounding the environmental impacts of the proposal due to the site specific nature of these issues. However, option 3 could have potential adverse environmental impacts due to the location of new development sites across rural parts of the borough which may have limited access by public transport and fewer services and facilities within walking/cycling distance. This option could, therefore, result in increased reliance on the car and may result in more in-commuting to Basingstoke for employment purposes. Distribution of strategic development across the borough could potentially have an adverse impact on the character of rural settlements and their setting.

Conclusions

- 8.36 In light of this SA, the evidence base, the New Homes consultation, housing need and the prospect of neighbourhood planning, option 2 was accepted as the approach which should be taken forward.

SA of strategic sites

- 8.37 In light of the decision to provide most development in or around Basingstoke Town and at the larger settlements (spatial option 2 as outlined in Section 10), all of the shortlisted strategic greenfield sites in these locations have been subject to detailed SA to inform decisions on the provision of a sufficient housing land supply in the Local Plan. Category 1 sites identified in the Strategic Housing Land Availability Assessment (SHLAA, Version 8, February 2014) were assessed. Category 1 sites are those greenfield sites which, on the basis of information available at the time of the SHLAA, were considered worthy of further consideration for inclusion as strategic allocations in the Local Plan, based on a number of suitability factors.
- 8.38 The strategic greenfield sites identified in the SHLAA were submitted to the borough council by landowners and developers who considered such sites to have future development potential. All such sites were assessed in terms of their deliverability/developability in line with national guidance. Sites were rejected if constraints were identified that made a particular site unavailable and/or unviable for development or where sustainability issues or physical constraints were identified that made a site unsuitable for development. Consideration was given to such suitability factors as policy restrictions (e.g. currently in use as an employment area or area of open space) physical problems and limitations (e.g. within a flood zone), potential impacts of development (e.g. effect upon landscape features and conservation), environmental conditions (e.g. unneighbourly uses) and whether a site had the potential to contribute to a sustainable, mixed community. The SHLAA only considered potential for development, however, and decisions regarding which sites were suitable for allocation were made in light of further assessments undertaken as part of the development of the Local Plan, including the site assessment process and sustainability appraisal.

- 8.39 The full Site Assessment is available to view at:
<http://www.basingstoke.gov.uk/browse/environment-and-planning/planning/emerging-local-plan/evidencebase/shlaa/>

Site Assessment Methodology

- 8.40 The Sustainability Appraisal of strategic sites assessed the sites against the SA objectives and framework, taking into account the baseline situation and sustainability issues identified within the borough (set out in the scoping report and subsequently updated). The SA incorporates the technical information obtained and assessed through the site assessment process (reported to Planning and Infrastructure Overview and Scrutiny Committee on 17th, 21st and 31st January 2013⁶), as well as other evidence available, particularly in respect of the social and economic SA objectives. In the appraisal work, consideration is given to ways of mitigating adverse effects.
- 8.41 The detailed SA of sites is set out in Appendix 14, and a short summary of the conclusions for each site assessed is provided below. Appendix 14 consists of three parts:
- Part 1: Sites around Basingstoke including Manydown and sites around Worting
 - Part 2: Settlements outside of Basingstoke and combinations of sites around Basingstoke
 - Part 3: Revised and new site boundaries and new site combinations (2014)

Part 3 consists of Sustainability Appraisals for sites which have revised or new site boundaries and also for new site combinations following consultation on the Pre Submission Local Plan (August to October 2013):

Revised site boundary

- BAS102: Lodge Farm revised boundary

New site boundary

BAS121 East of Basingstoke (south only) – 450 units

New site combinations

- Part of BAS121: Land East of Basingstoke (south only – 450 units) and part of BAS102: Lodge Farm (650 units)
- BAS121: East of Basingstoke (north only – 450 units) and SOL002: Redlands
- BAS122 Upper Cufaude Farm and New SHLAA site BAS148 - land adjacent to Upper Cufaude Farmhouse

Basingstoke and Sherfield on Loddon

- 8.42 Thirteen strategic sites have been appraised within or around Basingstoke Town, with an additional site at Sherfield-on-Loddon.

⁶ <http://www.basingstoke.gov.uk/browse/council-and-democracy/councillors-democracy-and-elections/committeemeetings?mode=meeting&meetingid=1839>

- 8.43 **BAS024: Swing Swang Lane** is well related to Basingstoke Town and some of its employment areas, and is within walking and cycling distance of the town centre and other key facilities. However, due to the proximity of the Basing Fen SINC there are potential biodiversity issues which need to be addressed, along with traffic management issues. Development will also need to avoid areas identified as at risk of flooding, and parts of the site affected by noise from the railway and nearby industrial uses. Old Basing Conservation Area also adjoins the site.
- 8.44 **BAS098: Manydown (also assessed as seven different parcels)** is a large site capable of providing a major development area. Development could potentially lead to the coalescence between Basingstoke and Oakley although this could be avoided through limiting the extent of the developable area and through an appropriate layout. Development of the site is likely to lead to some loss of high quality agricultural land. Other potential negative effects include impacts on biodiversity, landscape, archaeological sites, listed buildings and Worting Conservation Area, although due to the size of the site there are opportunities to site and design any development to avoid adverse impacts, subject to further investigations and mitigation. There would be a need for sewerage and other infrastructure provision.
- 8.45 **BAS102: Lodge Farm** is a large site capable of providing 1350 dwellings. On its own, it would result in isolated development although the site adjoins others to the east of Basingstoke, with which it could form part of a larger development. However, the site contains part of the River Loddon, its floodplain and habitats and is sensitive to development in terms of biodiversity, flooding, odour issues and landscape character. A revised boundary for BAS102 was suggested by the land owner. The revised site has been appraised – see Part 3 of Appendix 14.
- 8.46 **BAS103: Poors Farm** is effectively an island site, isolated from other settlements and transport networks although this could be partly addressed if developed in conjunction with adjoining sites as a larger development area. The site is highly sensitive to development given the River Loddon valley corridor and potential harm in respect of flooding, wildlife habitats, the rural character of the wider countryside, and the visual constraints of the area.
- 8.47 **BAS104 Land North of Popley Fields** relates well to the existing settlement, with links to existing services and facilities. The site has some landscape and biodiversity constraints but these could be mitigated through careful design and layout of development. Given the amount of recent development in Popley, care should be taken to ensure successful integration of new development. Outline planning permission for 450 dwellings on site BAS104 was granted by the Secretary State on 11 September 2013.
- 8.48 **BAS107: Razors Farm** is close to the Business Park and could link in with development currently under construction at Taylors Farm. However, it contains listed buildings and there are some biodiversity and landscape issues which will require mitigation through careful design and layout of development. An outline planning permission (BDB/77341) for 450 dwellings on the site was refused at Development Control Planning Committee on 11 December 2013. The application is subject to appeal.
- 8.49 **BAS114: Kennel Farm** is on the edge of Basingstoke Town adjoining open space associated with recent development. However, it is visually separate from the edge of the Town with much of the site being influenced by the wider countryside, an issue

that would need to be addressed through the design and layout of development. There are few biodiversity constraints on site. Extensions to bus routes, pedestrian and cycle paths could be needed, as well as infrastructure provision, including potential major sewerage infrastructure provision. Planning permission was granted by the Secretary of State on the 15th January 2014 for up to 310 dwellings on Kennel Farm.

- 8.50 **BAS121 East of Basingstoke** is a large site with potential to meet a range of housing needs and provide a comprehensive development with on-site facilities such as a school and community facilities. Negative environmental impacts have been identified, particularly relating to biodiversity and landscape, flood risk and heritage, although the site size would enable development to be sited/developed to minimise impact and offer opportunities for enhancement, e.g. through green infrastructure provision. The site is also within close proximity of the Chineham sewage works and incinerator. In terms of the capacity of the highway network, potentially major highway infrastructure improvements are likely to be needed on the A33 to maintain current traffic levels. Hampshire County Council controls the whole of BAS121 and has made a decision (as confirmed in their representations to the Pre Submission Local Plan consultation), to make BAS121 available on a phased basis, with an initial phase of 450 units up to 2029 and the potential for a further 450 units post 2030. Part 3 of the Appendix 14 includes a SA of the southern part of site for 450 dwellings.
- 8.51 **BAS122: Upper Cufaude Farm** would be a relatively isolated site if developed on its own. If developed in combination with or subsequent to Razors Farm to the south, it could be made more sustainable. Its proximity to Taylors Farm, currently under construction and adjoining Razors Farm means that social and other infrastructure can be considered comprehensively. Due to the site's close proximity to listed buildings and its rural location, minimising heritage and landscape impact would need to be addressed through the design, siting and layout of development. Part 3 of Appendix 14 includes a sustainability appraisal of BAS122 Upper Cufaude Farm and new SHLAA site BAS148 - land adjacent to Upper Cufaude Farmhouse (which was suggested through the Pre Submission Local Plan consultation).
- 8.52 **BAS132: Basingstoke Golf Club** is a large site capable of providing 1000 dwellings and therefore could provide a range of dwellings. It is well related to the existing urban area, particularly the Beggarwood Lane development. In terms of highway infrastructure, capacity exists within the wider network to the M3 and to town although the site may need to deliver wider improvements e.g. Brighton Hill Roundabout. It performs poorly with regards to the social objectives relating to health and the creation of sustainable communities as it will result in the loss of a leisure/sports facility. The site has a medium rating in the Landscape Capacity Study and whilst there are some landscape constraints, a well designed layout and appropriate quantum of development could address these and protect and enhance landscape character. On-site infrastructure provision will be expected, including primary school provision and community facilities, improvements to sustainable forms of transport, green infrastructure and open space, as well as sewerage infrastructure.
- 8.53 **BAS133: Hounsome Fields.** Development of this site could potentially result in an isolated development due to its separation from the built form of Basingstoke and the fact that it does not relate well to the existing settlement in terms of form and character. Kennel Farm is adjacent to the northern boundary of the site. Outline planning permission on the Kennel Farm site was allowed at appeal for 310 dwellings

on 15 January 2014. The site has been assessed as having a low capacity for development within the Landscape Capacity Study and comprises a significant proportion of high quality agricultural land. In terms of accessibility, the site is located in an edge of urban area location and is disconnected from any existing development. Most services lie to the east of the A30 so improved links would be needed. Although there are areas at risk of flooding, this could be avoided through siting and design. Infrastructure provision would be required, including potential major sewerage infrastructure provision.

- 8.54 **BAS139: West of Cufaude Farm** would be an isolated site if developed on its own. If developed in combination with or subsequent to Cufaude Farm to the east (BAS122) and/or Razors Farm (BAS107) to the south, it could be made more sustainable although it would still have a relatively poor relationship with Basingstoke Town in terms of scale and form. The impact on the setting of the extensive historic farmstead at Cufaude Farm and Upper Cufaude Farm would need to be mitigated through layout and design.
- 8.55 **BAS140: Land at Wildwood Cottage and Frog's Castle, Newnham Lane** is effectively an island site, isolated from other settlements and transport networks although this could be partly addressed if developed in conjunction with adjoining sites as a larger development area. The site is sensitive to development as it has a rural character, is situated within the River Loddon valley corridor, and comprises a SINC. The site is remote from both the A30 (East) and the A33, served by only narrow country lanes with bridge restrictions to the south. The site would require the development of BAS121, BAS102 and BAS103 to provide effective accesses.
- 8.56 **SOL002 Redlands** would be an isolated, unsustainable development on its own, but if developed in conjunction with Site BAS121 it could form a more sustainable development (see in-combination appraisal of sites BAS121 and SOL002), which would be within reasonable proximity of employment opportunities and services, and could provide a range of infrastructure on-site. These sites were also considered in combination with site BAS102, Lodge Farm, which is at greater risk of flooding and has other significant landscape and biodiversity constraints. The site is separated from the edge of Basingstoke by site BAS121 and so it would not be appropriate to develop site BAS102 in isolation.

Bramley

- 8.57 Two sites in Bramley were assessed, as follows:
- 8.58 **BRAM005 Minchens Lane** is located close to the village centre, although its relationship to the existing settlement in terms of form, scale and character is limited due to separation from other residential areas by the railway line and open space. It may be possible to mitigate this impact through careful design. The overall landscape capacity of the site is considered to be medium/high, that is, development could be accommodated providing it has regard for the setting and form of the existing settlement and certain landscape features. The site is of low biodiversity value and could help address the open space and play needs of new and existing residents. Development of the site would result in the loss of high quality agricultural land. The site is located to the west of the rail crossing on Sherfield Road which is a congestion pinch point. Adequate infrastructure would be required, including a review of school catchment areas.

8.59 **BRAM010 Strawberry Fields** lies opposite Bramley Green Conservation Area and development of this site would therefore affect views of the open countryside that form the backdrop to the Conservation Area. There is also potential for a negative impact on listed buildings and locally listed buildings adjacent to the site. Flood Zones 2 and 3 run through the site and part of the site is within a Critical Drainage Area. There is also potential for the development to be isolated, although this could be addressed through siting and layout.

Overton

8.60 In Overton, five strategic sites were assessed.

8.61 **OV002 Overton Hill** has local accessibility to the village centre and primary school with the railway station nearby. It has low biodiversity value and has been identified as having a high capacity for development within the Landscape Study, provided development is kept to the lower slopes. Any development will need to respect the Overton Conservation Area and nearby listed buildings. Outline application (13/00197/OUT) for 120 dwellings on the site was refused at Development Control Planning Committee on 27 November 2013.

8.62 **OV003 Land west of Kingsclere Road** is in proximity to the primary school and has local accessibility to the village centre. However, there are a number of limitations including a flood zone 2 which runs through the site; significant landscape constraints; the impact on the setting of Overton Conservation Area and heritage assets such as St Mary's Church; and the relationship of the site to the existing settlement. These negative impacts may be difficult to overcome through the detailed design and layout of the development. The scale of the development would add significant trips onto village centre junctions, central parking is limited and there is little scope for expansion of the main junctions and no cross routes exist away from the centre.

8.63 **OV004 Two Gate Lane.** The development of the site is unlikely to lead to any significantly negative effects. Some potentially negative effects were identified, however, including impact on the rural character of the area and the distance of the site from facilities/services such as the train station and local school.

8.64 **OV006 Land off Pond Close** is remote from the village centre and the train station. Development of the site would result in the loss of high quality agricultural land and there is potential contamination of the site due to the presence of a large infilled clay pit and former brick kiln.

8.65 **OV007 Land north of Court Farm.** Development of this site would have potential significant impacts on the landscape character and high quality agricultural land. It is at risk of flooding, due a small tributary to the River Test, and has the potential to harm the setting of Overton Conservation Area and listed buildings including St Mary's Church. These impacts would be difficult to overcome through detailed design and layout.

Whitchurch

8.66 In Whitchurch, four strategic sites were subject to SA.

- 8.67 **WHIT006 Land south of Blosswood Lane** is located within the North Wessex Downs AONB. The SA identified potential negative impacts on very good quality agricultural land; the risk of flooding within the eastern corner of the site; the medium potential for archaeological interest due to the presence of an earthwork; the impact on public rights of way and the exposure to noise from traffic on the A34. However, there are opportunities to mitigate any adverse impacts through the design and layout of the scheme and further investigative work. Outline application (BDB/77828) for 89 dwelling on part of the site was submitted on 12 March 2013. The decision Local Planning Authorities decision is pending.
- 8.68 **WHIT007 Manor Farm** is located within the North Wessex Downs AONB and there would be a potential impact on the setting of listed buildings which lie close to the eastern boundary. The A34 runs along the western boundary of the site and would therefore be subject to noise exposure. However, there are opportunities to site and design any development to avoid these adverse impacts. The site is also accessible to employment areas by way of bus, cycle and car, and as such would contribute towards the economic objectives.
- 8.69 **WHIT010a East of the Knowlings** is close to the town centre shops although some distance from the railway station. The site is assessed as having medium/high landscape capacity and could potentially be enhanced. However, much of the site is high quality agricultural land and there are local access issues.
- 8.70 **WHIT018 Land lying off Winchester Road** is relatively inaccessible to services compared to other sites in Whitchurch, but also has opportunities to provide wider improvements to the highway network. Within 80m to the north west of the site are the Whitchurch Water Meadows SINC and River Test SSSI, but these are isolated from the site by existing residential development and the Whitchurch Road. There may be a minor impact on the wider setting of Whitchurch Conservation Area, due to the contribution that the slope of the site makes to the setting of the conservation area within the river valley, but there are opportunities for mitigation through site layout.

Other larger settlements

- 8.71 Although Tadley is one of the larger settlements in the Borough and does have significant housing need, its proximity to the Atomic Weapons Establishment (AWE) has created a significant constraint on further development. This has resulted in the Health and Safety Executive 'advising against' further development in Tadley which results in a gain of night time accommodation, and therefore no strategic sites have been considered for allocation. The policy which manages development in Tadley has been subject to SA as outlined in Appendix 18.

Conclusions of the SA of sites

- 8.72 The detailed SA of sites is set out in Appendix 14.
- 8.73 By contributing towards the council's housing land supply, all of the strategic sites will have a positive impact on many of the social SA objectives, particularly in respect of the provision of new housing and the creation of sustainable communities. It is not possible to identify the impact of development on any of the sites on community safety at this stage. In a number of areas, education capacity at existing schools is an issue but discussions with the education authority have identified how this can be

resolved strategically through the provision of new schools or financial contributions to fund extensions to existing facilities.

- 8.74 All of the sites will generally have a positive effect on the economic objectives, with all of the new housing being close to, or within commuting distance of employment opportunities. Being greenfield sites, none of them will result in the loss of employment land or potential employment opportunities. However, at this stage it is not known if any of them will provide new commercial facilities as part of the new developments.
- 8.75 In terms of the environmental objectives, all sites have positive and negative impacts on different elements of the environment. However, none of the harmful impacts are so significant that they would prevent development completely and many of the issues can be overcome through some form of mitigation. There are water quality issues in parts of the borough which will be monitored and used to inform the phasing of new development to ensure there is no deterioration in the water quality band status of the borough's water bodies.
- 8.76 Both the site assessment work and the SA indicated that the following sites shown in Table 6 below are generally the most sustainable to develop, with the most opportunities and fewest (and resolvable) constraints.

Table 6 - Summary appraisal of preferred strategic sites

SA Objective	Preferred sites										
	BAS024 Swing Swang Lane	BAS098 Manydown (parcels 1,2,3 and parts of 4 and 6)	BAS104 North of Popley Fields	BAS107 Razors Farm	BAS114 Kennel Farm	BAS121 East of Basingstoke	BAS122 Cufaude Farm	BAS132 Basingstoke Golf Course	SOL002 Redlands	OV002 Overton Hill	WHIT006 / 007 South of Blosswood Lane
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	++/-	++/-	++/-	++/-	++/-	++/-	++/-	++/?/+/-	++/-	+/-	+/-
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	?	0	-/?	0	0	0	0	0	0	0	0
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	-/?/++	-/-/++	-/?/++	-/+ /++	++/-	-/-/++	-/+ /++	++/++	-/-/++	-/?/++	-/
4) To protect, and enhance local biodiversity, flora and fauna	0	-/?	-/?	-/?	+	-	+	+	?	0	0
5) To protect and enhance	++/++	--/-/0	-/+/-	-/+	-/-/++	?/+	-/+	0/-/++	-/?/0	+/-/?	?

SA Objective	Preferred sites										
	BAS024 Swing Swang Lane	BAS098 Manydown (parcels 1,2,3 and parts of 4 and 6)	BAS104 North of Popley Fields	BAS107 Razors Farm	BAS114 Kennel Farm	BAS121 East of Basingstoke	BAS122 Cufaude Farm	BAS132 Basingstoke Golf Course	SOL002 Redlands	OV002 Overton Hill	WHIT006 / 007 South of Blosswood Lane
the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests											
6) To maintain and improve the quality of water resources in the Borough	-/++/++/++	-/0/++/?	- /++/++/?	-/++/?/0/-	-/0/+/-	-/++	-/+++	-/0/+0	-/++/++/?	-/0/++/?	?
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	-/?/+	+/?/+	-/?/-	0/-	-/++	-	+/-	-/++	+/-/?	++/?	-/? (Whit 006) +/? (Whit 007)
8) To improve sustainable accessibility to all services and facilities	?/+/?	-/?	0/+/?	+/-/?	-/0/-	-/0	-/?	+0	--/--/?	+0/?	+
9) To improve choice and access to sustainable transport	0	?	0	-/0	-/0/-	-/0	-/0	+0	-	0	0

SA Objective	Preferred sites										
	BAS024 Swing Swang Lane	BAS098 Manydown (parcels 1,2,3 and parts of 4 and 6)	BAS104 North of Popley Fields	BAS107 Razors Farm	BAS114 Kennel Farm	BAS121 East of Basingstoke	BAS122 Cufaude Farm	BAS132 Basingstoke Golf Course	SOL002 Redlands	OV002 Overton Hill	WHIT006 / 007 South of Blosswood Lane
options											
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	+	-/?	-	-	0/+	-	-	-	-	-	-/-
11) To develop a diverse and competitive knowledge-based economy	0/+/-	0/+/?	0/+/?	0/+/?	0/+/-	0/?	0/?/-	0/0/-	0/?/-	0/+	+/+
12) To maintain high and stable levels of employment	0/+/-	0/+/?	0/+/?	0/+/?	0/+/-	0/+/?	0	0/0/-	0/?/-	0/+	+/+
13) To maintain and enhance sustainable economic growth	0/+/-	0/+/?	0/+/?	0/+/?	0/+/-	0/+/?	0	0/0/-	0/?/-	0/+	+/+
14) To enhance the attractiveness of the Borough to visitors	0	0	0	0	0	?	0	-	0	0	0

SA Objective	Preferred sites										
	BAS024 Swing Swang Lane	BAS098 Manydown (parcels 1,2,3 and parts of 4 and 6)	BAS104 North of Popley Fields	BAS107 Razors Farm	BAS114 Kennel Farm	BAS121 East of Basingstoke	BAS122 Cufaude Farm	BAS132 Basingstoke Golf Course	SOL002 Redlands	OV002 Overton Hill	WHIT006 / 007 South of Blosswood Lane
15) To protect and enhance distinctive and high quality features of the local built environment	+/?	-	?/+	-/?	+/+	-	-	?/+	?/-	-	?
16) To improve the efficiency of resource use, including re-using previously developed land, existing buildings and materials, and encouraging the maximum use of sustainable design and construction technologies	-/?	-/?	-/?	-/?	-/?/?	-/?	-/?	-/+/?	-/?	-/?	-/?
17) To create and sustain vibrant settlements and communities	++/?	?	?	?/0/+	-/-	?	-/?	0/0/-	?/ -	+/?	+
18) To promote and improve access to open space and countryside	?	++	-/?	+/?	0	?	?	0/+	?	?	+/-
19) To improve	0	0	0	0	0	0	0	0	0	0	0

SA Objective	Preferred sites										
	BAS024 Swing Swang Lane	BAS098 Manydown (parcels 1,2,3 and parts of 4 and 6)	BAS104 North of Popley Fields	BAS107 Razors Farm	BAS114 Kennel Farm	BAS121 East of Basingstoke	BAS122 Cufaude Farm	BAS132 Basingstoke Golf Course	SOL002 Redlands	OV002 Overton Hill	WHIT006 / 007 South of Blosswood Lane
community safety by reducing crime, the fear of crime, and antisocial behaviour											
20) To improve health and well-being through the development of healthy communities	0/?/-	?/ ++/ ?	0/?/++	0/?/-	0/0/++/-	0/-	0/-	0/+/>++/-	0/?/-	0/?/++	+/>+/-

Site combinations and cumulative impacts

8.77 Given that there are a significant number of category one SHLAA sites located around Basingstoke Town, an assessment was made as to whether a combination of certain sites (which adjoin each other) would be more appropriate to accommodate development, or offer cumulative benefits or negative impacts. The following sites around Basingstoke were therefore considered for their combined impact:

- BAS107 and BAS122 Razors Farm and Cufaude Farm
- BAS114 and BAS133 Kennel Farm and Hounsome Fields
- BAS121, BAS102 and BAS103 East of Basingstoke, Lodge Farm and Poors Farm
- BAS121 and BAS102 Land East of Basingstoke and Lodge Farm
- BAS121 and SOL002 East of Basingstoke and Redlands
- Manydown North (Parcels 1,2,part of 3 (BAS116) and 4)
- Manydown - Wider Area (Parcels 1, 2, part of 3, 4 and 5)
- North East (BAS139, BAS122 and BAS107)
- South West (BAS133, BAS132 and BAS114)

8.78 In addition to this assessment undertaken for the updated Site Assessment work in January 2013, the potential cumulative impact of development of a number of sites on some of the larger settlements was also considered as part of the Site Assessment work in September 2011. On the basis of the outcomes of the site assessment and SA work, appraisal work has been carried out which highlights potential impacts of developing some combinations of sites in Overton and Whitchurch. Although there are no Category one SHLAA sites in Kingsclere and Oakley, given the size, relative sustainability, levels of housing needs in these villages, and the outcomes of the Local Plan evidence base, it was also considered appropriate to make an assessment of the potential implications of the principle of new development at these locations. The combinations assessed were:

- OV002 Overton Hill and OV004 Two Gate Lane
- WHIT006 Land south of Bloswood Lane and WHIT007 Manor Farm
- WHIT006 Land south of Bloswood Lane, WHIT007 Manor Farm & WHIT10A East of the Knowlings
- Kingsclere
- Oakley

8.79 The assessment of these site combinations is also detailed in Appendix 14. Part 3 of Appendix 14 includes the sustainability appraisals of the following site combinations:

- Part of BAS121: Land East of Basingstoke (south only – 450 units) and part of BAS102: Lodge Farm (650 units)
- BAS121: East of Basingstoke (north only – 450 units) and SOL002: Redlands
- BAS122 Upper Cufaude Farm and New SHLAA site BAS148 - land adjacent to Upper Cufaude Farmhouse

Housing Allocation options for the settlements of Basingstoke, Bramley, Kingsclere, Oakley, Overton and Whitchurch

- 8.80 In light of the individual strategic site assessments and decision to focus development around Basingstoke with some dispersal to the larger settlements, it was considered appropriate to consider the potential cumulative impact of development of a number of sites on some of the larger settlements.
- 8.81 Sustainability appraisal of the housing allocation options for the settlements of Basingstoke, Bramley, Kingsclere, Oakley, Overton and Whitchurch are set out in Appendix 15. Details of the options for each settlement and a summary of the conclusions are set out below:

Basingstoke

- 8.82 Basingstoke is the principal town in the borough in terms of size, retail centre, services and public transport accessibility and it would not be a realistic option to not allocate any new development here. The site assessment and Sustainability Appraisal of strategic sites identified three sites in and around Basingstoke that have the fewest constraints and greatest opportunities for development: BAS104, North of Popley Fields, BAS107 Razors Farm, and BAS024 Swing Swang Lane, and these are therefore the preferred allocations for development, providing a combined yield of some 970 dwellings.
- 8.83 Based on the inclusion of these sites as allocations, the following combinations of additional sites have been considered as potential options for Basingstoke-focussed development:
- Option 1: distribution of sites around Basingstoke including the sites with least constraints: BAS104, BAS107, BAS024, BAS098, BAS114, BAS121, BAS122, BAS132, SOL002.
 - Option 2: a focus to the east of Basingstoke with, effectively, a major development area comprising sites BAS102, BAS103, BAS121, BAS122, BAS139, BAS140, SOL002 (as well as BAS104, BAS107 and BAS024)
 - Option 3: a focus to the south-west of Basingstoke with, effectively, a major development area comprising sites BAS098, BAS114, BAS132 and BAS133 (as well as BAS104, BAS107, BAS024).
 - Option 4: a focus to the west of Basingstoke with, effectively, a major development area comprising a larger number of homes at BAS098 (Manydown), as well as BAS104, BAS107, BAS024.
- 8.84 The Sustainability Appraisal highlights the benefits of all four options in terms of housing provision, and support for the economic objectives due to proximity to employment opportunities, although they all entail a significant amount of greenfield land. Distribution of development under Option 1 provides more opportunities for integration with the settlement form of the town and, although individual sites have various environmental constraints, none are considered to be an overriding constraint.

- 8.85 For option 2, there are biodiversity, water quality, and flooding issues associated with the River Loddon shown as potential conflicts with the relevant environmental objectives although mitigation is possible through siting, layout, design and working with the infrastructure providers. Although a larger development to the east of Basingstoke may be more self-contained there is the potential for it to be isolated and less integrated with the rest of Basingstoke.
- 8.86 Option 3, which focuses development to the south-west of Basingstoke, is likely to have a negative landscape impact due to its character and relationship with the surrounding countryside, and there is also the potential for these sites to be isolated rather than integrating with existing communities.
- 8.87 Option 4, which focuses development to the west of Basingstoke with a more significant allocation at Manydown, is likely to have a negative landscape impact due to the scale of the site and its low landscape capacity. It could also potentially lead to coalescence between the settlements on Basingstoke and Oakley.
- 8.88 Options 2, 3 and 4, which include the focussing of development in one larger area, can be more supportive of some of the social objectives by making infrastructure provision easier and more viable, particularly in respect of education and bus services.

Preferred option for Basingstoke

- 8.89 A preferred option has been found in light of this appraisal and detailed site-specific appraisals, the outcomes of the New Homes consultation identifying that development should take a more dispersed approach across the borough, and the approach of making use of available infrastructure capacity where it exists in the borough. Rather than over-loading one specific area, the preferred spatial strategy in the Pre-Submission Local Plan is option 1. Options 2, 3 and 4, which all effectively include major development areas, would be contrary to the outcomes of the New Homes consultation, identifying strong opposition to the concentration of development in one major development area.

Bramley

8.90 For Bramley, three options were considered:

1. No housing allocation
2. Allocation for 200 dwellings (unspecified site)
3. Allocation for 300 dwellings

8.91 The SA concluded that an absence of a housing allocation in Bramley (option 1) is likely to have a negligible or positive impact on many of the environmental objectives as it will generally avoid the need for development on greenfield sites and protect the local landscape, soils, biodiversity, water quality etc. It would also generally have a negligible impact on the economic objectives. However, it may impact negatively on a number of the social objectives, particularly those relating to housing provision, and the sustainability and vibrancy of the settlement due to limited new support for services and facilities.

8.92 There is an identified local need for new housing at Bramley, particularly affordable housing, and therefore the provision of some new housing (option 2) would be supportive of the housing objective. Although the location or nature of new housing is unknown at this stage, it is thought that development on the scale of about 200 units could be achieved without significant environmental adverse impact but this is uncertain. It is likely that most of this development would need to be on greenfield sites, which may be of high agricultural value. Some new housing would potentially help support existing services and facilities. There are school capacity issues but it is expected that these can be resolved. Option 2 would generally have a negligible impact on the economic objectives.

8.93 Although a higher level of housing at Bramley (option 3) would help address local housing need and offer potential patronage and support for existing services and facilities, it is likely to result in negative environmental and potentially social impacts. Bramley has two Conservation Areas and a high quality local built environment and landscape setting that may be harmed by increased amounts of development. It will also result in increased use of greenfield sites that may be of high agricultural value, and result in increased journeys by private transport for higher order services. Bramley has had a relatively large new development in the last 10 years and local consultation has not shown high support for further development. There are school capacity issues and there may be limited opportunities to expand the primary school further.

Preferred Option for Bramley

8.94 Given the preferred spatial approach of dispersing some development to the larger settlements in the borough, local housing need, the availability of local services in Bramley, the scope for it to serve the needs of nearby settlements, and the outcomes of the SA, option 2 is the preferred approach and the Pre-Submission Local Plan proposes that an allocation is made for 200 dwellings in Bramley (unspecified site(s)).

Kingsclere

8.95 In Kingsclere, the 3 following options were considered:

1. No housing allocation
2. Allocation of 50 dwellings (unspecified site)
3. Allocation of 150+ dwellings (unspecified site)

8.96 The absence of a housing allocation for Kingsclere (option 1) is likely to have a negligible or positive impact on many of the environmental objectives as it will generally avoid the need for development on greenfield sites and protect the local landscape, soils, biodiversity, water quality etc. It would also generally have a negligible impact on the economic objectives. However, it may impact negatively on a number of the social objectives, particularly those relating to housing provision, deprivation, the sustainability and vibrancy of the settlement due to limited new support for services and facilities.

8.97 There is an identified local need for new housing at Kingsclere, particularly affordable housing, and therefore provision of some new housing (option 2) would be supportive of the housing objective. Although the location or nature of new housing is unknown at this stage, it is thought that development of this scale could be achieved without significant environmental adverse impact but this is uncertain. However, it is likely that most of this development would need to be on greenfield sites. Some new housing would potentially help support existing services and facilities and help sustain the local centre. This approach would generally have a negligible impact on the economic objectives.

8.98 Although a higher level of housing at Kingsclere (option 3) would help address local housing need and offer potential patronage and support for services and facilities, due to the constrained landscape setting of Kingsclere, it is likely to result in negative impacts on the locally, and potentially nationally recognised important landscape setting. It may also adversely impact on the high quality local built environment and character of Kingsclere. It will also result in increased use of greenfield sites and result in increased journeys by private transport for higher order services.

Preferred Option for Kingsclere

8.99 Given the preferred spatial approach of dispersing some development to the larger settlements in the borough, the support of the Parish Council for some new housing to meet local need, and the availability of some local services to meet day-to-day needs, but taking into account the relatively constrained nature of the settlement particularly in landscape terms, option 2 is the preferred approach and the Pre-Submission Core Strategy proposes that an allocation is made for 50 dwellings in Kingsclere (unspecified site(s)).

Oakley

8.100 In Oakley the 3 following options were considered:

1. No allocation
2. Allocation for 200 dwellings (unspecified site)
3. Allocation for 250+ dwellings (unspecified site)

8.101 The absence of a housing allocation for Oakley (option 1) is likely to have a negligible or positive impact on many of the environmental objectives as it will generally avoid the need for development on greenfield sites and protect the local landscape, soils, biodiversity, water quality etc. It would also generally have a negligible impact on the

economic objectives. However, it may impact negatively on a number of the social objectives, particularly those relating to housing provision (including affordable housing), the sustainability and vibrancy of the settlement due to limited new support for services and facilities.

- 8.102 There is an identified local need for new housing at Oakley, particularly affordable housing, and therefore provision of some new housing (option 2) would be supportive of the housing objective. Although the location or nature of new housing is unknown at this stage, it is thought that development on this scale could be achieved without significant adverse environmental impacts but this is uncertain. However, it is likely that most of this development would need to be on greenfield sites, which may be of high agricultural value, and some of which acts as a buffer between Oakley and Basingstoke. Some new housing would potentially help support existing services and facilities. This approach would generally have a negligible impact on the economic objectives.
- 8.103 Although a higher level of housing at Oakley (option 3) would help address local housing need, and offer potential patronage and support for services and facilities, it is likely to result in negative environmental impacts, particularly in respect of landscape impact. It will also result in increased use of greenfield sites, which may be of high agricultural value, and result in increased journeys by private transport for higher order services.

Preferred Option for Oakley

- 8.104 Given the preferred spatial approach of dispersing some development to the larger settlements in the borough, local housing need, the availability of local services and facilities in Oakley or nearby in Basingstoke, and the outcomes of the SA, option 2 is the preferred approach and the Pre-Submission Local Plan proposes that an allocation is made for 200 dwellings in Oakley (unspecified site(s)).

Overton

- 8.105 In Overton the following 3 options were considered:
1. No allocation
 2. Allocation for 120 dwellings at Overton Hill
 3. Allocation at Overton Hill and additional 150 dwellings (unspecified site(s)) taking total to 270
- 8.106 The absence of a housing allocation for Overton (option 1) is likely to have a negligible or positive impact on many of the environmental objectives as it will generally avoid the need for development on greenfield sites and protect the local landscape, soils, biodiversity, water quality etc. It would also generally have a negligible impact on the economic objectives. However, it may impact negatively on a number of the social objectives, particularly those relating to housing provision, the sustainability and vibrancy of the settlement due to limited new support for services and facilities.
- 8.107 There is an identified local need for new housing at Overton, particularly affordable housing, and therefore provision of some new housing on Overton Hill (option 2) would be supportive of the housing objective. This housing would be in a location accessible to local services and facilities, and to Overton railway station to enable

commuting. Some new housing would also potentially help support existing services and facilities. There are issues regarding education capacity but these are not considered to be overriding constraints and there are opportunities for expansion of the local school. This approach would generally have a negligible impact on the economic objectives.

- 8.108 It is likely that an increased amount of new housing (option 3) would negatively impact on the environmental objectives due to the agricultural value of the land around Overton, the historic and landscape character of the settlement, the resulting increase in private transport journeys and greenhouse gas emissions and potential impact on biodiversity. It would, however, help address local housing need, and offer potential patronage and support for services and facilities.

Preferred option for Overton

- 8.109 Given the preferred spatial approach of dispersing some development to the larger settlements in the borough, local housing need, the availability of local services and facilities in Overton, Option 3 is the preferred option. The Pre-Submission Local Plan proposes that an allocation is made for 120 dwellings at Overton Hill with an additional 150 through Neighbourhood Planning.

Whitchurch

8.110 In Whitchurch the following 4 options were considered:

1. No allocation
2. Allocation for 150 dwellings at sites WHIT006 and 007
3. Allocation for 150 dwellings at sites WHIT006 and 007 plus an allocation for 200 dwellings (unspecified site), totalling 350 dwellings
4. Option 3 plus a further allocation of 100+ dwellings (unspecified site), totalling 450+ dwellings

8.111 The absence of a housing allocation for Whitchurch (option 1) is likely to have a negligible or positive impact on many of the environmental objectives as it will generally avoid the need for development on greenfield sites and protect the local landscape, soils, biodiversity, water quality etc. It would also generally have a negligible impact on the economic objectives. However, it may impact negatively on a number of the social objectives, particularly those relating to housing provision, the sustainability and vibrancy of the settlement due to limited new support for services and facilities.

8.112 For option 2 (the allocation of land at Bloswood Lane), some negative effects have been identified in respect of the environmental objectives due to the potential development being on greenfield, high quality agricultural land, the potential for impact on areas of archaeological interest and listed buildings, a small part of the site being subject to flooding, and potential impact on landscape character (including the AONB). The main positive effects of allocating this land would relate to the provision of a choice of housing, its relationship with the settlement of Whitchurch, and accessibility to services and facilities.

8.113 In terms of option 3 (the allocation of land at Bloswood Lane plus 200 units), there is an identified local need for new housing at Whitchurch, particularly affordable housing, and therefore provision of some new housing would be supportive of the housing objective. Some new housing would potentially help support existing services and facilities. It is likely that an increased amount of new housing would negatively impact on the environmental objectives due to the agricultural value of the land around Whitchurch, the historic and landscape character of the settlement (including the AONB), the resulting increase in private transport journeys and greenhouse gas emissions and potential impact on biodiversity. Both primary and secondary schools are reaching capacity but this is likely to be able to be overcome through contributions. Development of these sites would have a largely positive impact on the economic objectives.

8.114 The identified local need for new housing at Whitchurch is also relevant for option 4 (option 3 plus an extra 100 homes) and therefore the provision of some new housing would be supportive of the housing objective. Such housing would also potentially help support existing services and facilities. However, it is likely that an increased amount of new housing would negatively impact on the environmental objectives due to the agricultural value of the land around Whitchurch, the historic and landscape character of the settlement (including the AONB), the resulting increase in private transport journeys and greenhouse gas emissions and potential impact on biodiversity. This amount of development would entail a significant amount of greenfield land around Whitchurch. Both primary and secondary schools are reaching

capacity. Development of these sites would have a largely positive impact on the economic objectives.

Preferred Option for Whitchurch

8.115 Given the preferred spatial approach of dispersing some development to the larger settlements in the borough, the availability of local services and facilities in Whitchurch, local housing need (and relatively limited development in recent years), it is considered that the preferred sites plus an allocation for 200 dwellings on an unspecified site(s) should be included in the Pre-Submission Local Plan (option 3).

Final Choice of Housing Options

8.116 The preferred choice for the allocation of strategic comprises the following sites:

Table 7: Housing Allocations

Site Reference	Location	Allocation	Phasing
SS3.1	Swing Swang, Basingstoke	Approx 100 homes	2015/16 – 2019/20
SS3.2	Kennel Farm, Basingstoke	Approx 310 homes	2015/16 – 2019/20
SS3.3	Razor's Farm, Basingstoke	Approx 420 homes	2015/16 – 2019/20
SS3.4	North of Popley Fields, Basingstoke	Approx 450 homes	2014/15 – 2019/20
SS3.5	Overton Hill, Overton	Approx 120 homes	2015/16 – 2019/20
SS3.6	South of Blosswood Lane /Manor Farm, Whitchurch	Approx 150 homes	2015/16 – 2019/20
SS3.7	Redlands, adjacent to Basingstoke	Approx 150 homes	2017/18 – 2024/25
SS3.8	Upper Cufaude Farm	Approx 390 homes	2020/21 - 2024/25
SS3.9	East of Basingstoke, Basingstoke	Approx 450 homes	2017/18 – 2024/25
SS3.10	Manydown, Basingstoke	Approx 3,400 homes	2017/18 – 2028/29
SS3.11	Basingstoke Golf Course, Basingstoke	Approx 1,000 homes	2020/21 – 2028/29

8.117 The allocations are set out in Policy SS3 (Greenfield Site Allocations) and additional housing is also included in Policy SS5 (Neighbourhood). An assessment of the effects of these policies is set out in Section 12 of this report. The location of the sites and a summary of the characteristics and constraints of the sites referred to in this appraisal are shown in Appendix 16.

9. Task B3: Predict the effects of the draft plan

SEA Directive:

The likely significant effects on the environment, including cumulative, synergistic and indirect effects.

Initial appraisal of policy options

- 9.1 Since publication of the 'Issues and Options' document in 2008, work on Local Plan policies has evolved in light of national guidance, feedback from Councillors and public/ community consultation and internal officer discussions. Appendix 12a summarises the progression of options from the 'Issues and Options' stage through to the refinement of policies in the Revised Pre-Submission Local Plan.
- 9.2 In 2010, an initial SA of general policy approaches and alternatives was carried out. This informed the direction and detail of preferred policies. Early appraisal of policy options is set out in Appendix 17, at the point when the council was working towards a Core Strategy rather than a Local Plan.

The preferred policies have continued to be refined through on-going internal discussions with officers, and discussions/consultations that have taken place through the LDF Project Board, Member Advisory Panels, drop-in sessions for Councillors, committee meetings (Planning and Infrastructure Overview and Scrutiny Meetings), and Cabinet meetings. Policies have also been amended in light of the publication of the NPPF in March 2012 and in response to the comments received through the consultation on the Pre Submission Local Plan between August and October 2013.

- 9.3 In order to identify potentially significant impacts, detailed appraisals of all of the preferred policies have been carried out and these are set out in Appendix 18 and summarised in Table 8 below.

Table 8 – Summary of appraisals of preferred policies

SA Objective	SS1: Scale and Distribution of New Housing	SS2: Regenerating	SS3: Greenfield Site Allocations	SS3.10: Manydown	SS3.11: Basingstoke Golf Course	SS3.9: East of Basingstoke	SS3.4: North of Popley Fields	SS3.3: Razors Farm	SS3.8: Upper Cufaude Farm	SS3.2: Kennel Farm	SS3.6: South of Blosswood Lane	SS3.7: Redlands	SS3.5: Overton Hill	SS3.1: Swing Swang Lane	SS4: Ensuring a supply of deliverable sites	SS5: Neighbourhood Planning	SS6: New Housing in the Countryside	SS7: Nuclear Installations – Tadley and Burghfield	SS8: Basing View	SS9: Basingstoke Leisure Park	SS10: Chineham Railway Station	SS11: Whitchurch car park
1	+	+	+	++	++	++	++	++	++	++	++	++	++	++	++/?	+	+/?	-	+	0	0	0
2	++	++	0	+	0	0	0	0	0	0	0	0	0	0	0	+	0	-	+	0	0	0
3	+	+/+	0	+	+	+	+	+	+	+	+	+	+	+	0	-	+/?	0	+	0	+	?
4	+/+	0	0	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+/-	+	?	0	0	?	0	0	0
5	-	?	0	+	+	+	+	+	+	+	+	+	+	+	+	?/-	?	0	0	0	0	0
6	-	0	+	0	0	0	+	+	0	0	0	0	0	0	+	?	0	0	?	0	0	0
7	?	0	+	0	+	+	0/-	+	0	+	+	0	0	0	+	?	0	0	?	0	0	0
8	+	+	+	++	++	++	++	++	++	++	++	+	++	+	0	?/+/-	++/?	-	+	++	+	?
9	+	0	+	+	+	+	++	++	+	+	+	+	+	+	+	0/-	+/?	-	?	+	+	+

10	0	0	+/?	+	+	+	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+/?	0	-	++	+	0	0
12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+/?	0	-	++	+	0	0
13	+	0	+/?	+	+	+	+	+	+	+	+	+	+	+	0	+/-/?	+/?	-	+	0	+	0	0
14	?/-	0	0	+	0	0	0	0	0	0	0	0	0	0	0	?/-	0	-	+	+	0	0	
15	?/-	+	0	+	+	+	+	++	+	+	+	+	+	+	0	?/-	0	0	+	0	0	0	
16	+/-	++	0	0	0	0	+	+	0	0	0	0	0	0	+	-	++	0	+	0	0	0	
17	+/-	+	+	+	+	+	+/0	+/0	0/-	0/-	0/-	0	0/-	0	+/-	+/-	+	-	?	+	+	0	
18	0	0	+	+	+	+	+	+	+	+	+	+	+	+	0	?	+	0	0	0/+	0	0	
19	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+	+	0	0
20	+	+	+	0	+	0	0	0	0	+	+	0	0	+	+	+	+	+	+	+	+	+	?

SA Objective	CN1: Affordable Housing	CN2: Rural Exceptions for Affordable Housing	CN3: Housing Mix for market housing	CN4: Housing for older people/ Specialist Housing	CN5: Gypsies, Travellers and Travelling Showpeople	CN6: Infrastructure	CN7: Essential Services	CN8: Community, Leisure and Cultural Facilities	CN9: Transport	EM1: Landscape	EM2: Strategic Gaps	EM3: Thames Basin Heath Special Protection Area	EM4: Biodiversity and Nature Conservation	EM5: Green Infrastructure	EM6: Water Quality	EM7: Managing Flood Risk	EM8: Delivering Renewable/Low Carbon Energy Development	EM9: Sustainable Water Use	EM10: Delivering High Quality Development	EM11: The Historic Environment	EM12: Pollution	EP1: Economic Growth and Investment	EP2: Employment Land and Premises (B-Use Classes)	EP3: Town, District and Local Centres	EP4: Rural Economy	EP5: Rural Tourism
1	++	+	++	++	+	+/?	+	+	0	0	0	0	0	0	?/-	+	+	+	+	?	+/?	0	0	+	+/?	0
2	+	+	0	0	+	+	+	0/+	0	0	0	0	0	?	0	0	0	+	+	0	0	0	0	+	0	0
3	0	0	0	0	?	+	0	0	+	0	0	0	+	+	0	++	++	+	+	0	++	0	?	?	?	0
4	0	0	0	0	?	+	0	0	0	+	?	++	++	++	++	0	-/+	+	0	0	0	0	?	0	?	?
5	0	?	0	0	?	0	0	0	0	++	+	0	+	+	+	+	-/+	0	0	+	+	0	?	0	?	?
6	0	0	0	0	?	+	0	0	0	0	0	0	0	0	+/?	+	0	+	0	0	+	0	0	0	0	0
7	0	?	0	0	0	+	0	0	0	0	0	0	0	0	0	++	0	+	0	0	0	0	?	0	?	?
8	+	+/-	+	+	0/+	+	+	++	0	0	0	0	0	0/+	0	0	0	0	0/+	0	0	+	+	++	?/-	0
9	0	-	0	0	+	+	+	+	++	0	0	0	0	0/+	0	0	0	+/0	0	0	0	+	+	+	?/-	0

Conclusions of policy appraisals and identification of significant effects

- 9.4 The following conclusions can be drawn from the SA of the revised Pre-Submission Local Plan policies.

Policy SS1 - Scale and Distribution of New Housing

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

Policy SS2 - Regenerating

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

Policy SS3 – Greenfield Allocations

- 9.7 The policy is generally positive in terms of social SA objectives. Although the policy refers to greenfield sites it ensures that the necessary infrastructure is provided to meet the needs of the developments. This has positive implications in terms of the social SA objectives as it ensures for social infrastructure e.g. education and community facilities. The policy is generally neutral in terms of the environmental objectives.

Policy SS3.10 – Manydown, Policy SS3.11 – Basingstoke Golf Course, Policy SS3.9 – East of Basingstoke, Policy SS2.4 – North of Popley Fields, Basingstoke, Policy SS3.3 – Razors Farm, Policy SS3.8 – Upper Cufaude Farm, Policy SS3.2– Kennel Farm, Policy SS3.1 – Swing Swang Lane, Basingstoke, Policy SS3.6 – South of Bloswood Lane, Policy SS3.7 – Redlands, Policy SS3.5 – Overton Hill

- 9.8 These policies are broadly compatible with the social SA objectives, enabling housing provision. The policy impacts on the environmental SA objectives are generally negligible as the policies address mitigation measures to alleviate any adverse impact on the environment. The housing provided by these sites will help to support the local economy and therefore are generally positive or negligible on the economic SA objectives.

Policy SS4 - Ensuring a supply of deliverable sites

- 9.9 This policy has a positive impact on environmental objectives. By prioritising brownfield sites, the policy protects greenfield sites which may contribute to

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

Policy SS5 – Neighbourhood Planning

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

Policy SS6 – New housing in the Countryside

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

Policy SS7 Nuclear Installations – Tadley and Burghfield

- 9.13 This is an unusual policy that seeks to address a specific public safety issue that affects both Tadley and Burghfield, and whilst it demonstrates conflicts with many

sustainability objectives, it is essential that it is included to protect the public safety of those living within the consultation zones, and therefore has a positive impact on the health objective. Due to the restriction on new housing in and around Tadley and Burghfield, the policy will have a significant adverse impact on the SA housing objective, both in terms of the provision of housing to meet local needs and to meet the wider Borough needs. Whilst borough housing needs can be met elsewhere, this is not possible regarding local housing needs in Tadley and therefore there is no suggested mitigation despite the significant negative impact. This may have adverse implications on the economic objectives and other social objectives (particularly within Tadley) which seek to ensure sustainable communities. Due to the specific nature of the policy, it has a negligible impact on most of the environmental objectives.

- 9.14 This policy is also likely to have a number of secondary impacts on the Tadley and Burghfield areas as a consequence. A lack of investment in the area is one such effect that could have consequences for residents and affect the services, amenities and facilities they need. Natural growth in Tadley will be stifled, with families growing up and unable to live in the same area. The mix of housing stock will remain the same and any deficiencies or imbalances in the housing stock will not be addressed.

Policy SS8 – Basing View

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

Policy SS9 - Basingstoke Leisure Park

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

Policy SS10 –Chineham Railway Station

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

Policy SS11 – Whitchurch Railway Station car park

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

Policy CN1 – Affordable Housing

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

Policy CN2 – Rural Exceptions for Affordable Housing

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

Policy CN3 – Housing Mix for Market Housing

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

Policy CN4 – Housing for older people/ Specialist Housing

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

Policy CN5 - Gypsies Travellers and Travelling Show People

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

Policy CN6 – Infrastructure

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

Policy CN7 – Essential Services

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

Policy CN8 – Community, Leisure and Cultural Facilities

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

Policy CN9 – Transport

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

Policy EM1 – Landscape

- 9.30 The appraisal indicates that the policy would have a largely negligible impact on the social and economic objectives, although it is recognised that the policy will contribute positively towards seeking to protect areas which form part of the locally distinctive character and seeking to promote the image of the borough. In terms of the policy's impact on environmental objectives, it is considered that it has a positive impact, particularly in terms of seeking to protect landscape character and biodiversity. It is considered that there are some secondary impacts in terms of improving access to the countryside, and seeking to promote healthy communities through the protection of public rights of way, and other areas of green infrastructure which contribute to the quality of the landscape. Landscape character may also impact on the delivery of development.
- 9.31 The appraisal highlights the need to consider whether the policy should reference to protection of geology/soils.

Policy EM2 – Strategic Gaps

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

Policy EM3 – Thames Basin Heath Special Protection Area

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

Policy EM4 – Biodiversity and Nature Conservation

- 9.34 The policy generally has a positive impact on environmental objectives in terms of contributing towards the mitigation of climate change, improving and enhancing the borough's biodiversity and seeking to improve the borough's watercourses. It also largely has a positive effect on relevant social objectives in terms of seeking to protect and improve green infrastructure, open space provision and contributing to

the delivery of 'liveable' neighbourhoods and general well-being. Due to the specific nature of the policy, the impacts on the economic objectives are expected to be negligible. The policy has some indirect impacts in terms of improving the quality of life within communities, and would contribute towards the improvement of water quality and flooding; it is therefore considered that the policy indirectly contributes to the creation of sustainable communities. In addition, it is considered that the policy will indirectly improve the image of the borough.

Policy EM5 – Green Infrastructure

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

Policy EM6 - Water Quality

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

Policy EM7 – Managing Flood Risk

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

Policy EM8 – Delivering Renewable / Low Carbon Energy Development

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

Policy EM9 – Sustainable Water

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

Policy EM10 - Delivering High Quality Development

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

Policy EM11 – The Historic Environment

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

Policy EM12 – Pollution

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

Policy EP1– Economic Growth and Investment

- 9.45 The policy clearly has a positive impact on the economic SA objectives due to its general support for economic development in the borough and maintaining a diverse economy. However, the impact on many of the environmental and social objectives is uncertain, largely because the policy doesn't identify the likely locations of future employment allocations (to be determined through a future Development Plan Document). In addition, the policy doesn't require the economic development to be sustainable in terms of, resource use, impact on the local built environment etc. However, these should be addressed at a more detailed stage by specific environmental policies in the Local Plan.

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

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

Policy EP3 – Town, District and Local Centres

- 9.47 The policy generally has a positive impact on the economic objectives as it supports the expansion of the town centre boundary and allows for additional main town centre uses which will help support the local economy, growth in business and increase employment opportunities. The improved linkages with Basing View will also enhance the vitality and viability of the wider Basing View area as well as the town's image.

The policy also supports local centre and district centres which in turn has a positive impact on certain social SA objectives as it increases access to key services for those in smaller settlements. The policy is generally also positive on the environmental SA objectives as it directs development to existing centres which are predominantly previously developed land, therefore making best use of land and protecting the natural environment.

Policy EP4 – Rural Economy

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

Policy EP5 – Rural Tourism

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

10. Task B4: Evaluate the effects of the draft plan

As required by the SEA Regulations, the cumulative, synergistic and indirect effects of the Local Plan have been considered and identified in Table 9 below.

Table 9 Cumulative, Synergistic and Indirect effects of Pre-Submission Local Plan Policies

SA Objective	Proposals which combine to bring cumulative/synergistic/indirect effects	Effects
<p>1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.</p>	<p>SS1 Scale and distribution of new housing SS3 Greenfield site allocations SS4 Ensuring a supply of deliverable sites SS5 Neighbourhood Planning SS2 Regeneration SS7 Nuclear installations – Tadley and Burghfield SS6 New housing in the countryside SS8 Basing View</p> <p>CN1 Affordable Housing CN2 Rural Exceptions for Affordable housing CN3 Housing mix for market housing CN4 Housing for older people/ Specialist Housing CN5 Gypsies, Travellers and Travelling Showpeople CN6 Infrastructure CN7 Essential Services CN8 Community, leisure and cultural facilities CN9 Transport</p> <p>EM5 Green Infrastructure EM6 Water Quality EM7 Managing Flood risk EM10 Delivering high quality development EM8 Delivering Renewable/Low Carbon Energy Development EM11 The Historic Environment EM9 Sustainable Water Use EM12 Pollution</p> <p>EP1 Economic Growth and Investment EP4 Rural economy</p>	<p>With the exception of policy SS7, the spatial policies will positively contribute to the provision of sustainable decent and affordable housing by ensuring a sufficient housing land supply over the Plan period. This is supported by the generally positive contribution of the community policies, which ensure affordable housing is provided and new housing is supported by necessary infrastructure and services. Policy SS7, by restricting development in and around Tadley, will have a significantly negative impact on housing provision in this area over the Plan period, although it doesn't affect the housing number overall.</p> <p>There is some uncertainty regarding the impact of some of the environmental management policies, particularly EM6, EM11, and EM12 on this objective as they may impact on the location of new housing. However, other environmental management policies such as EM5, EM7, EM8, and EM12 will ensure the sustainability of new housing in the long term.</p> <p>There is also some uncertainty regarding the impact of the economic development policies but they are unlikely to negatively impact this objective.</p> <p>Policy CN5 addresses the needs of gypsies, travellers and travelling showpeople. Policy CN5 addresses the needs of housing for older people and specialist</p>

SA Objective	Proposals which combine to bring cumulative/synergistic/indirect effects	Effects
		accommodation.
<p>2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods</p>	<p>SS1 Scale and distribution of new housing SS3 Greenfield site allocations SS4 Ensuring a supply of deliverable sites SS5 Neighbourhood Planning SS2 Regeneration SS7 Nuclear installations – Tadley and Burghfield</p> <p>CN1 Affordable Housing CN2 Rural Exceptions for Affordable housing CN3 Housing mix for market housing CN4 Housing for older people/ Specialist Housing CN5 Gypsies, Travellers and Travelling Showpeople CN6 Infrastructure CN7 Essential Services</p> <p>EM5 Green Infrastructure EM10 Delivering high quality development</p> <p>EP1 Economic Growth and Investment SS8 Basing View EP3 Town, District and Local Centres</p>	<p>With the exception of policy SS7, the spatial, economic and community policies will positively impact on deprivation and quality of life by seeking to ensure the provision of sufficient housing to meet needs, employment and infrastructure. The environmental management policies will ensure improved design and green infrastructure provision. Policy SS7 may negatively impact on this objective in the longer term by restricting new housing, including affordable housing which will impact on local housing need and provide reduced opportunities for new housing for Tadley residents. There is some uncertainty regarding policy EP1 as it is not specific in terms of sustainability and amenity impact, however, this should be addressed by other Local Plan policies.</p>
<p>3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change</p>	<p>SS1 Scale and distribution of new housing SS3 Greenfield site allocations SS4 Ensuring a supply of deliverable sites SS5 Neighbourhood Planning SS2 Regeneration</p> <p>CN4 Housing for older people/ Specialist Housing CN5 Gypsies, Travellers and Travelling Showpeople CN9 Transport</p> <p>EM4 Biodiversity and Nature Conservation EM5 Green Infrastructure EM7 Managing Flood risk EM10 Delivering high quality development EM11 The Historic Environment EM8 Delivering Renewable/Low Carbon Energy Development EM12 Pollution</p>	<p>The impact of construction and occupation of new housing across the Borough as a result of the spatial policies is unlikely to reduce greenhouse gases although the environmental management policies and policy CN9 seek to ensure that such development is sustainable and minimises greenhouse gas emissions.</p> <p>Due to the uncertainty regarding the impact of neighbourhood planning (policy SS5) in terms of the location and nature of new housing this could potentially conflict with this objective.</p> <p>Employment development could also conflict with this policy although again, other environmental management policies seek to ensure greenhouse gas emissions and climate change impact are</p>

SA Objective	Proposals which combine to bring cumulative/synergistic/indirect effects	Effects
	EM9 Sustainable Water Use EP1 Economic Growth and Investment SS8 Basing View EP3 Town, District and Local Centres EP4 Rural Economy	minimised for all new development.
(4) To protect, and enhance local biodiversity, flora and fauna	SS1 Scale and distribution of new housing SS3 Greenfield site allocations SS4 Ensuring a supply of deliverable sites SS5 Neighbourhood Planning CN6 Infrastructure EM1 Landscape EM3 Thames Basin Heath Special Protection Area EM4 Biodiversity and Nature Conservation EM5 Green Infrastructure EM6 Water Quality EM8 Delivering Renewable/Low Carbon Energy Development SS8 Basing View EP4 Rural Economy	There are potential negative impacts on this objective as a result of the housing allocations and policy EM3 affecting the biodiversity of specific development sites, particularly in the short term, although this will be addressed through detailed site design and mitigation. Likewise, the policy supporting renewable energy development could impact on this objective depending on the nature of any development, but policies EM3 and EM4 will ensure minimum impact and mitigation on biodiversity. Many of the environmental management policies cumulatively and synergistically offer increase protection of biodiversity, particularly EM3, EM4 and EM6.
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	SS1 Scale and distribution of new housing SS3 Greenfield site allocations SS4 Ensuring a supply of deliverable sites SS5 Neighbourhood Planning SS6 – New Housing in the countryside CN2 Rural Exceptions for Affordable housing CN4 Housing for Older People/ Specialist Housing EP1 Economic Growth and Investment EP4 Rural Economy EM1 Landscape EM3 Thames Basin Heath Special Protection Area EM4 Biodiversity and Nature Conservation EM5 Green Infrastructure EM6 Water Quality EM8 Delivering Renewable/Low Carbon Energy Development	The housing allocations are likely to negatively impact on the local landscape and soils, resulting in the loss of some good quality agricultural land. Cumulative landscape impacts have been considered through the sustainability appraisal of sites, spatial options and settlement options. Policies SS6 and SS5 could also potentially have a negative impact on this policy due to the uncertainty in location of new development in the countryside. However, the housing number and spatial strategy seek to minimise impact particularly on protected landscapes or those identified as having low capacity for development. Furthermore, the impact will be minimised, particularly in the longer term, through application of policy EM1 at a more detailed stage and through mitigation. Many of the environmental

SA Objective	Proposals which combine to bring cumulative/synergistic/indirect effects	Effects
	EM11 The Historic Environment	management policies cumulatively and synergistically offer increased protection of the local landscape. There is some uncertainty regarding the impact of some of the economic and community policies.
6) To maintain and improve the quality of water resources in the Borough	SS1 Scale and distribution of new housing SS3 Greenfield site allocations SS4 Ensuring a supply of deliverable sites SS5 Neighbourhood Planning CN6 Infrastructure EM6 Water Quality EM7 Managing Flood risk EM9 Sustainable Water Use SS8 Basing View	Policies SS1 and SS3 could potentially conflict with this policy through the need to supply and treat water from new housing. However policies SS4, CN6, EM6, and EM9 cumulatively seek to ensure that new development does not have a significant or indirect negative impact on the quality of water resources through monitoring, phasing housing delivery, the provision of water infrastructure and the design of new development.
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	SS1 Scale and distribution of new housing SS3 Greenfield site allocations SS4 Ensuring a supply of deliverable sites SS5 Neighbourhood Planning CN2 Rural Exceptions for Affordable Housing CN4 Housing for Older People/ Specialist Housing CN6 Infrastructure EM7 Managing Flood risk EM9 Sustainable Water Use SS8 Basing View EP4 Rural Economy	Although there may be potential flooding issues on some of the allocated sites, these can be resolved through design and siting and therefore will not result in significant negative impact. Cumulative impacts have been considered through sustainability appraisal of sites, spatial options and settlement options. Policies SS5, CN2, CN4 and EP4 allow exceptional development in unknown locations so could potentially affect flooding directly or indirectly, however policies SS4, CN6, EM7 and EM9 will individually or cumulatively ensure no significant adverse direct or indirect impacts.
8) To improve sustainable accessibility to all services and facilities	SS1 Scale and distribution of new housing SS3 Greenfield site allocations SS4 Ensuring a supply of deliverable sites SS5 Neighbourhood Planning SS2 Regenerating residential neighbourhoods SS7 Nuclear installations – Tadley and Burghfield SS6 New housing in the countryside CN1 Affordable Housing CN2 Rural Exceptions for Affordable	Policies CN2, CN7, SS5, and EP4 seek to ensure that services and housing can be provided in rural locations where there is a need. Although this may improve local accessibility to services it may have negative sustainability implications if more private transport journeys will result. Policies SS1, SS3, SS4, and SS5 cumulatively and synergistically seek to direct development to sustainable locations where there

SA Objective	Proposals which combine to bring cumulative/synergistic/indirect effects	Effects
	<p>Housing SS2 Regeneration CN4 Housing for Older People/ Specialist Housing CN4 Gypsies, Travellers and Travelling Showpeople CN6 Infrastructure CN7 Essential Services CN8 Community, leisure and cultural facilities CN9 Transport</p> <p>EM10 Delivering high quality development</p> <p>EP1 Economic Growth and Investment SS8 Basing View EP3 Town, District and Local Centres EP4 Rural Economy</p>	<p>are services, facilities and sustainable transport options. These are particularly supported by policies CN6, CN7, CN8, CN9, and EM10 which ensure and enable the provision of necessary infrastructure and facilities.</p> <p>Policies EP1, SS8, EP4 all seek to direct economic development to sustainable locations that are accessible to residents by walking, cycling and public transport.</p> <p>Policy SS7 may negatively impact on this objective by restricting new development in and around Tadley.</p>
<p>9) To improve choice and access to sustainable transport options</p>	<p>SS1 Scale and distribution of new housing SS3 Greenfield site allocations SS4 Ensuring a supply of deliverable sites SS5 Neighbourhood Planning SS7 Regeneration SS7 Nuclear installations – Tadley and Burghfield SS6 New housing in the countryside</p> <p>CN2 Rural Exceptions for Affordable Housing CN4 Housing for Older People/ Specialist Housing CN5 Gypsies, Travellers and Travelling Showpeople CN6 Infrastructure CN7 Essential Services CN8 Community, leisure and cultural facilities CN9 Transport</p> <p>EM3 Green Infrastructure EM9 Sustainable Water use</p> <p>EP1 Economic Growth and Investment EP2 Employment Land and Premises (B Use Classes) SS8 Basing View EP3 Town, District and Local Centres EP4 Rural Economy</p>	<p>Policies SS1, SS3, SS4, SS5 and SS7 cumulatively and synergistically seek to direct development to sustainable locations where there are sustainable transport options. These are particularly supported by policies CN6, CN7, CN8, and CN9 which ensure and enable the provision of necessary infrastructure and facilities.</p> <p>Although policies CN2, CN7, SS5, EP4 seek to ensure that services and housing can be provided in rural locations where there is a need and will be used by locals thereby reducing longer car journeys, they could have negative sustainability implications as a result of more private transport journeys.</p> <p>Policies EP1, EP2, SS8, EP3 all seek to direct economic development to sustainable locations that are accessible to residents by walking, cycling and public transport.</p> <p>Policy SS7 may negatively impact on this objective by restricting new development in and around Tadley.</p>
<p>10) To improve educational attainment</p>	<p>SS1 Scale and distribution of new housing</p>	<p>The cumulative effects of site allocations on education provision</p>

SA Objective	Proposals which combine to bring cumulative/synergistic/indirect effects	Effects
<p>and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.</p>	<p>SS3 Greenfield site allocations SS4 Ensuring a supply of deliverable sites SS5 Neighbourhood Planning</p> <p>CN5 Gypsies, Travellers and Travelling Showpeople CN6 Infrastructure CN7 Essential Services CN8 Community, leisure and cultural facilities</p>	<p>has been considered in the site and settlement appraisal work. Provision is made for reserve school sites where required by new development, including the cumulative impact of development sites. Policy CN6 will ensure mitigation of cumulative impact through financial contributions towards new/extended facilities with potential synergistic benefits.</p> <p>Policy SS6 provides some uncertainty regarding education facilities for new development but policy CN6 will ensure essential facilities are provided.</p> <p>Policies CN6 and CN7 together ensure that necessary education facilities are provided through the Plan period. This is supplemented by policy CN8 which could provide educational facilities.</p>
<p>11) To develop a diverse and competitive knowledge-based economy</p>	<p>SS1 Scale and distribution of new housing SS3 Greenfield site allocations SS4 Ensuring a supply of deliverable sites SS5 Neighbourhood Planning SS7 Nuclear installations – Tadley and Burghfield</p> <p>CN6 Infrastructure EP1 Economic Growth and Investment SS8 Basing View EP3 Town, District and Local Centres EP4 Rural Economy</p>	<p>Policies EP1, SS8, EP3, and EP4 are cumulatively supportive of economic development, and these are supported in principle by policies SS1, SS3, SS4 and SS5 which enable new housing development to support the economy, in locations which are in commuting distance of employment opportunities.</p> <p>Policy CN6 directly and indirectly enables infrastructure which is supportive of this objective. Policy SS7, by being restrictive of new development in and around Tadley, may negatively impact on this development locally.</p>
<p>12) To maintain high and stable levels of employment</p>	<p>SS1 Scale and distribution of new housing SS3 Greenfield site allocations SS4 Ensuring a supply of deliverable sites SS5 Neighbourhood Planning SS7 Nuclear installations – Tadley and Burghfield</p> <p>CN2 Rural Exceptions for Affordable Housing CN6 Infrastructure CN7 Essential Services CN9 Transport</p>	<p>Policies EP1, SS8, EP3 and EP4 are cumulatively supportive of economic development, and these are supported in principle by policies SS1, SS3, SS4, SS5, and CN2 which enable new housing development to support the economy, in locations which are in commuting distance of employment opportunities. Policies CN6 and CN9 directly and indirectly enable infrastructure which is supportive of this objective. Policy CN7 may enable local business opportunities.</p>

SA Objective	Proposals which combine to bring cumulative/synergistic/indirect effects	Effects
	EP1 Economic Growth and Investment SS8 Basing View EP3 Town, District and Local Centres EP4 Rural Economy	
13) To maintain and enhance sustainable economic growth	SS1 Scale and distribution of new housing SS3 Greenfield site allocations SS4 Ensuring a supply of deliverable sites SS5 Neighbourhood Planning SS8 Nuclear installations – Tadley and Burghfield CN1 Affordable Housing CN2 Rural Exceptions for Affordable Housing CN6 Infrastructure CN7 Essential Services CN9 Transport EM8 Delivering Renewable/Low Carbon Energy Development EM9 Sustainable Water Use EP1 Economic Growth and Investment S8 Basing View EP3 Town, District and Local Centres EP4 Rural Economy	<p>Policies EP1, SS8, EP3, EP4 are cumulatively supportive of economic development in sustainable locations, and these are supported in principle by policies SS1, SS3, SS4, SS5, CN1 and CN2 which enable new housing development to support the economy, in locations which are in commuting distance of employment opportunities.</p> <p>Policy SS8, by being restrictive of new development in and around Tadley, may negatively impact on this development locally. Policies CN6 and CN9 directly and indirectly enable infrastructure which is supportive of this objective.</p> <p>Policies CN6, CN9, EM8 and EM9 cumulatively ensure that new economic development is sustainable.</p>
14) To enhance the attractiveness of the Borough to visitors	SS1 Scale and distribution of new housing SS2 Regeneration SS3 Greenfield site allocations SS4 Ensuring a supply of deliverable sites SS5 Neighbourhood Planning SS8 Nuclear installations – Tadley and Burghfield CN6 Infrastructure CN8 Community, leisure and cultural facilities EM1 Landscape EM3 Thames Basin Heath Special Protection Area EM4 Biodiversity and Nature Conservation EM5 Green Infrastructure EM6 Water Quality EM10 Delivering High Quality Development EM11 The Historic Environment	<p>The spatial strategy policies SS1 and SS3 are based on the need to provide sufficient housing without compromising the attractiveness of the borough. By directing new development towards existing settlements, the countryside and AONB is protected as far as possible and the environmental impacts of the allocated sites have been considered through the strategic site assessments.</p> <p>Cumulatively and synergistically policies EM1, EM3, EM4, EM5, EM6, EM8 and EM11 will ensure that new development protects and enhances the positive assets of the borough including the landscape, design of the built environment, historic environment, biodiversity and green infrastructure. Policies EP1, SS8, EP3 and CN8 seek to attract business visitors, shoppers</p>

SA Objective	Proposals which combine to bring cumulative/synergistic/indirect effects	Effects
	<p>EM8 Delivering Renewable / Low Carbon Energy Development</p> <p>EP1 Economic Growth and Investment SS8 Basing View EP3 Town, District and Local Centres EP4 Rural Economy</p>	<p>and users of leisure and cultural facilities whilst directing new economic, retail and leisure development to appropriate locations which are least likely to harm the environment of the borough.</p> <p>There is some uncertainty regarding the potential impact of policies EM8, EP4 and SS5 on this objective but the environmental management policies referred to above will minimise impact and ensure mitigation.</p>
<p>15) To protect and enhance distinctive and high quality features of the local built environment</p>	<p>SS1 Scale and distribution of new housing SS3 Greenfield site allocations SS4 Ensuring a supply of deliverable sites SS5 Neighbourhood Planning SS2 Regeneration CN1 Affordable Housing CN2 Rural Exceptions for Affordable Housing CN3 Housing Mix for Market Housing CN4 Housing for Older People/ Specialist Housing</p> <p>EM1 Landscape t EM5 Green Infrastructure EM7 Managing Flood risk EM10 Delivering High Quality Development EM11 The Historic Environment EM8 Delivering Renewable / Low Carbon Energy Development EM9 Sustainable Water Use</p> <p>EP1 Economic Growth and Investment SS8 Basing View EP3 Town, District and Local Centres EP4 Rural Economy</p>	<p>The site specific allocations and reserve sites policies seek to minimise impact on the local built environment through choice of sites. Any new development will be subject to mitigation and the environmental management policies, particularly EM7, EM10, EM11, EM9 cumulatively and synergistically ensure that high quality features of the built environment are protected through design, protection of the historic environment and minimising the impacts of flooding and climate change.</p>
<p>16) To improve the efficiency of resource use, including re-using previously developed land, existing buildings and materials, and encouraging the maximum use of sustainable design and construction</p>	<p>SS1 Scale and distribution of new housing SS3 Greenfield site allocations SS4 Ensuring a supply of deliverable sites SS5 Neighbourhood Planning SS2 Regeneration</p> <p>CN2 Rural Exceptions for Affordable Housing</p>	<p>Spatial strategy policies SS1, SS3, SS4, SS5, and SS2 prioritise brownfield development and seek to minimise greenfield development to that necessary to meet housing need. Nevertheless, SS3 which allocates greenfield development, clearly have a negative impact on this objective. The economic policies which generally direct</p>

SA Objective	Proposals which combine to bring cumulative/synergistic/indirect effects	Effects
technologies	<p>CN4 Housing for Older People/ Specialist Housing CN6 Infrastructure CN7 Essential Services</p> <p>EM10 Delivering High Quality Development EM9 The Historic Environment EM8 Delivering Renewable / Low Carbon Energy Development EM9 Sustainable Water Use</p> <p>EP1 Economic Growth and Investment SS8 Basing View EP3 Town, District and Local Centres EP4 Rural Economy</p>	<p>economic development to existing employment locations are broadly supportive of this approach (although could enable new development on Greenfield sites). Policies CN6, EM10, EM8, and EM9 cumulatively and synergistically minimise resource use in existing and new development and positively address resource use and sustainable design and construction.</p> <p>Policies CN2 and SS5 enable new development in rural locations which directly and indirectly could negatively impact this objective and could, although unlikely, cumulatively result in a relatively significant amount of greenfield development in the rural area.</p>
(17) To create and sustain vibrant settlements and communities	<p>SS1 Scale and distribution of new housing SS3 Greenfield site allocations SS4 Ensuring a supply of deliverable sites SS5 Neighbourhood Planning SS2 Regeneration SS7 Nuclear installations – Tadley and Burghfield</p> <p>CN1 Affordable Housing CN2 Rural Exceptions for Affordable Housing CN3 Housing mix for market housing CN4 Housing for Older People/ Specialist Housing CN5 Gypsies, Travellers and Travelling Showpeople CN6 Infrastructure CN7 Essential Services CN8 Community, leisure and cultural facilities CN9 Transport</p> <p>EM1 Landscape EM3 Thames Basin Heath Special Protection Area EM4 Biodiversity and Nature Conservation EM5 Green Infrastructure EM6 Water Quality</p>	<p>Spatial strategy policies SS1, SS3, SS4, SS2 and the economic policies EP1, SS8, and EP3 direct new development to existing settlements and communities enabling new housing, services, and employment to support existing and new communities. Policy SS7 negatively impacts locally on the settlement of Tadley by restricting nearly all new development.</p> <p>The community policies CN1, CN2, CN5, CN6, CN7, CN8, CN9 cumulatively and synergistically ensure communities are supported by necessary infrastructure and have access to a range of housing, services and facilities. Environmental management policies together ensure the borough's environment (built and natural) is protected and enhanced to the benefit of communities, and the impact on climate change is minimised for the longer term.</p>

SA Objective	Proposals which combine to bring cumulative/synergistic/indirect effects	Effects
	EM7 Managing Flood risk EM10 Delivering High Quality Development EM11 The Historic Environment EM9 Sustainable Water Use EP1 Economic Growth and Investment SS8 Basing View EP3 Town, District and Local Centres EP4 Rural Economy	
<p>18) To promote and improve access to open space and countryside</p>	SS1 Scale and distribution of new housing SS3 Greenfield site allocations SS5 Neighbourhood Planning SS2 Regeneration CN6 Infrastructure CN8 Community, leisure and cultural facilities EM3 Thames Basin Heath Special Protection Area EM4 Biodiversity and Nature Conservation EM5 Green Infrastructure EM10 Delivering High Quality Development	<p>Although policies SS1 and SS3 enable development that will result in loss of countryside, the site specific policies ensure access via public rights of way is maintained and open space provision is made on site. Policies CN6, CN8, EM3, EM4, EM5 and EM10 cumulatively and synergistically support retention and provision of high quality open space.</p>
<p>19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour</p>	SS2 Regeneration CN6 Infrastructure CN7 Essential Services CN8 Community, leisure and cultural facilities EM10 Delivering High Quality Development SS8 Basing View EP3 Town, District and Local Centres	<p>The Plan as a whole is supportive towards community safety with no negative impacts identified.</p> <p>Policies EM10, SS8 and SS2 together will ensure regeneration schemes are of high quality design which 'designs out crime' in new development. Provision of community facilities and infrastructure through policies CN6 and CN8, and SS2 ensure deprived areas are regenerated and facilities provided to reduce crime and antisocial behaviour.</p>
<p>20) To improve health and well-being through the development of healthy communities</p>	SS1 Scale and distribution of new housing SS3 Greenfield site allocations SS4 Ensuring a supply of deliverable sites SS5 Neighbourhood Planning SS2 Regeneration SS7 Nuclear installations – Tadley and Burghfield CN1 Affordable Housing	<p>Although some potential negative impacts on health have been identified for site allocation policy SS3 in respect of specific sites, these are generally site specific (e.g. proximity to potential noise or odour nuisance) and will be addressed through design and mitigation and are unlikely to have a cumulative impact. The potential cumulative impact on health</p>

SA Objective	Proposals which combine to bring cumulative/synergistic/indirect effects	Effects
	CN2 Rural Exceptions for Affordable Housing CN4 Housing for Older People/ Specialist Housing CN5 Gypsies, Travellers and Travelling Show people CN6 Infrastructure CN7 Essential Services CN8 Community, leisure and cultural facilities CN9 Transport EM10 Delivering High Quality Development EM6 Water Quality EM3 Thames Basin Heath Special Protection Area EM4 Biodiversity and Nature Conservation EM5 Green Infrastructure EM9 Sustainable Water Use SS8 Basing View EP3 Town, District and Local Centres	<p>services has been considered through the site assessment, spatial and settlement options appraisal and there are no overriding negative impacts that cannot be addressed through expansion/new services and financial contributions.</p> <p>The other policies of the Local Plan positively support health and well-being through the provision of housing to meet local needs, positive economic development policies to enable employment provision, community policies to provide social infrastructure.</p>

11. Task B5: Consider ways of mitigating adverse effects

- 11.1 Mitigation refers to the measures required to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme. In terms of the Local Plan, this incorporates various measures to address both negative and positive effects. The emphasis should be proactive avoidance of adverse effects and, only once alternative options or approaches to avoiding an effect have been examined, should mitigation then examine ways of reducing the effect.

SEA Directive:

The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.

- 11.2 Throughout the appraisal of policies and sites, where potential adverse impacts have been identified or sustainability could be enhanced, recommendations have been made and amendments made to the policies where possible (Section 12 and Appendices 14 and 18). Table 10 below shows changes that have been made to policies in response to appraisal throughout the process, in order to minimise adverse sustainability effects. The fifth column of the appraisal of preferred policies (Appendix 18) identifies mitigation, either through the implementation of other specific policies (i.e. use of the landscape policy to ensure the landscape is protected when considering specific development proposals), or possible policy amendments to be considered. For sites, mitigation is more appropriately addressed/ implemented at master planning or planning application stage and potential issues have been identified in the wording of individual site policies under Policy SS2. For policies, mitigation may have been taken into account in revised wording or through inclusion/revision of another policy. Monitoring can be used to measure the impact of mitigation.

Table 10– Changes made to policies in response to Sustainability Appraisal

Policy	Changes made to the policy as a result of Sustainability Appraisal
SS4 Ensuring a supply of deliverable sites	The policy has been amended to refer to the need for intervention mechanisms to improve water quality prior to the release of allocated sites which provides more clarity regarding the supply of housing
CN4 Gypsies, Travellers and Travelling Showpeople	The policy has been amended to refer to potential for successful integration between the settled and travelling community, and to refer to amenity.
EM6 Water Quality	An earlier draft of the water quality policy only referred to the River Loddon, and as the SA highlighted the need to protect the

	water quality of all water bodies/sources, this has been subsequently amended. The phasing policy seeks to ensure that no further development is allowed should monitoring show a deterioration in quality.
EM7 Managing Flood Risk	The supporting text of the policy has been amended to make reference to SuDS, as recommended by the SA
EM8 Delivering High Quality Development	The Sustainability Appraisal identified that no consideration was given to the amenities of occupiers, or neighbouring residents within the policy. The policy has been amended to require that development 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.

12. Task B6: Proposing measures to monitor the effects of the plan

SEA Directive:

A description of measures envisaged concerning monitoring in accordance with Article 10

- 12.1 SA monitoring will cover significant social, economic and environmental effects. The SA guidance recommends that SA monitoring is incorporated into each Council's existing monitoring arrangements. Potential indicators for monitoring these effects are listed against the relevant SA objective set out in Table 11 below. These take into account existing monitoring in the AMR and proposed monitoring of the Local Plan.
- 12.2 The following significant effects against all of the SA objectives (including direct and cumulative, synergistic and indirect effects) have been identified by the assessment and form the basis of the monitoring programme:

Table 11 - SA Objectives with identified significant effects:

SA objective	Effects
1 To provide all residents with the opportunity to live in a sustainable, decent, affordable home	Positive and negative effects
2 To reduce deprivation and inequalities in quality of life between residents	Positive effects
3 To reduce emissions of greenhouse gases and manage the impacts of climate change	Positive effects
4 To protect, and enhance local biodiversity, flora and fauna	Positive and negative effects
5 To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	Positive effects
6 To maintain and improve the quality of water resources in the Borough	Positive and negative effects
7 To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	Positive effects
8 To improve sustainable accessibility to all services and facilities	Positive and negative effects
9 To improve choice and access to sustainable transport options	Negative effects
11 To develop a diverse and competitive knowledge-based economy	Positive effects
12 To maintain high and stable levels of employment	Positive effects
13 To maintain and enhance sustainable economic growth	Positive effects
14 To enhance the attractiveness of the Borough to	Positive effects

visitors	
15 To protect and enhance distinctive and high quality features of the local built environment	Positive effects
16 To improve the efficiency of resource use, including re-using previously developed land, existing buildings and materials, and encouraging the maximum use of sustainable design and construction technologies	Positive and negative effects
17 To create and sustain vibrant settlements and communities	Positive effects
18 To promote and improve access to open space and countryside	Positive effects
19 To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	Positive effects
20 To improve health and well-being through the development of healthy communities	Positive effects

12.3 Given the need to consider monitoring of these alongside monitoring of the Local Plan and other AMR indicators, the table below sets out a draft monitoring framework that will be confirmed at the time of the adoption of the Local Plan. This will also take into account the results of public consultation and dialogue with statutory consultees.

[Table 12– proposed Monitoring framework of significant sustainability effects](#)

Objective No.	Effects to be monitored	Indicators to be used	Suggested frequency of review	Responsibility for undertaking monitoring
1	Provision of new housing	Housing completions (market and affordable)	Annually	BDBC
	Housing affordability Homelessness	Ratio of lower quartile house prices to lower quartile of earnings Housing Register	Annually Annually	BDBC BDBC
	Provision of Gypsy and traveller pitches	New gypsy and traveller pitches permitted Unauthorised encampments Gypsy and traveller needs	Annually Gypsy and Traveller Accommodation Assessment every 5 years	BDBC BDBC
	Sustainability of new dwellings	Sustainability of new dwellings	Through review of Local Transport Plans	BDBC/HCC
2	Reducing	Index of multiple	Annually	BDBC

	deprivation Regeneration of neighbourhoods	deprivation Monitoring framework set out in the Neighbourhood Renewal Strategy	Annually	BDBC/partners
3	Reducing and minimising greenhouse gas emissions and managing the impact of climate change	CO2 emissions per capita Generation of renewable/low carbon energy % new housing meeting Code for Sustainable Homes level 3 or 4 % new development meeting BREEAM very good standard Energy performance certificates submitted with planning applications Household energy use per capita Flood risk (see objective 7)	Annually Annually Annually Annually	BDBC BDBC BDBC BDBC
4	Protection and enhancement of local biodiversity, flora and fauna	Condition of SSSI's Progress towards targets for the restoration and creation of key habitat types Compensation measures that have been	Annually Periodically, through the Green Infrastructure Strategy Annually	Natural England BDBC BDBC

		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 (on and off-site provision)	Annually	BDBC
5	Protection and enhancement of the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests Impact on the Area of Outstanding Natural Beauty Loss of good quality agricultural land	Preparation of DPDs for the allocation of sites and Neighbourhood plans	As appropriate as part of the preparation of DPDs	BDBC North Wessex Downs Management Office
6	Maintenance/improvement in water quality	Water quality	Annual	Environment Agency
7	Risk of flooding Impacts on local community	Number of planning applications approved contrary to Environment Agency advice on flood risk Records of flooding incidents	Annually Annual Periodical updates to the	BDBC/Environment Agency BDBC/Environment Agency

			SFRA	
8	Improvement in sustainable accessibility to all services and facilities	Sustainability of new dwellings – distance from local services Loss of essential services (change of use planning applications granted)	Annually Annually	BDBC/HCC BDBC
9	Access to sustainable transport options	Travel to work information Sustainability of new dwellings – distance from local services	Through review of local transport plans	BDBC/HCC
10	Educational attainment opportunities for new skills and learning	Provision of new/improved education facilities	Monitoring of S106 contributions/CIL – annually	BDBC
11	Developing a diverse and competitive knowledge-based economy	Business formation rate Changes in economic sector representation Indicators of economic/employment growth and demand for employment space	Annually Annually Annually	BDBC BDBC BDBC
12	Employment levels	Economically active Unemployment rate	Annually Annually	BDBC BDBC
13	Sustainable economic growth	Changes in the supply of employment land and space Net completions of employment space Levels of vacancy	Annually Annually Annually	BDBC BDBC BDBC

		Indicators of economic/employment growth and demand for employment space	Annually	BDBC
14	Enhancing the attractiveness of the Borough to visitors	Borough surveys/research by Destination Basingstoke	Periodically	BDBC/Destination Basingstoke
15	Protection and enhancement of distinctive and high quality features of the local built environment	A review of the English Heritage At Risk register The quarterly appeals report in respect of proposals relating to planning applications	Periodically Quarterly	BDBC BDBC
16	Improved efficiency of resource use Re-use of previously developed land Encouraging the maximum use of sustainable design and construction technologies	Recycling of household waste Residential development on previously developed land % of buildings meeting BREEAM 'very good' standard % new housing meeting Code for Sustainable Homes level 3 or 4	Annually Annually Annually Annually	BDBC/HCC BDBC/HCC BDBC BDBC
17	Vibrancy of settlements and communities	Retail assessment Provision of affordable housing as 'rural exceptions' Loss of essential services (change of use planning applications granted)	Periodically, as required Annually Annually	BDBC BDBC BDBC

		Changes in the supply of employment land and space in the rural area	Annually	BDBC/HCC
		Net completions of employment space in the rural area	Annually	BDBC / HCC
		Proposals for farm diversification schemes	Annually	BDBC
18	Access to open space and countryside	Monitor provision through S106/CIL Monitoring of gains and losses of green space in development management decisions Monitor the implementation of the Green Infrastructure Strategy	Annually	BDBC
19	Community safety – crime levels, the fear of crime, and antisocial behaviour	Crime rates Monitoring developments in terms of Buildings for Life assessment	Annually	BDBC
20	Health and well-being	Quality of life indicators Monitor provision of homes built to Lifetime Mobility Standards	Annually Annually	BDBC BDBC

13. Glossary

Accessibility

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

Adoption

Formal approval by the Council of a DPD or SPD where upon it achieves full weight.

Affordable Housing

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

Ageing Population

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

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.

Baseline Information

Information or data gathered at a point in time which is used to describe the present conditions and the state of an area and monitor future changes against. Gathered to describe the conditions that exist before an action is taken.

Biodiversity

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

Biodiversity Action Plan (BAP)

A strategy prepared for the local area aimed at conserving biological diversity.

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'.

Climate Change

A change in climate attributable directly or indirectly to human activity such as the burning of fossil fuels which alters the composition of the atmosphere and causes changes in weather patterns on a large scale.

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 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.

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.

Consultation

A process by which people and organisations are asked their views about planning decisions, including the Local Plan.

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.

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.

Designated Sites

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

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 Plan

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

Employment Areas

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

Evidence Base

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

Exception Test

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

Farm Diversification

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

Greenfield

Land that has not been 'previously developed'.

Gypsies and Travellers

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

Habitat

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

Habitats Regulation Assessment

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

Health and Safety Executive (HSE)

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

Housing Completions

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

Housing Need

The quantity of housing required for households who are unable to access suitable housing without financial assistance.

Index of Multiple Deprivation (IMD)

The IMD brings together many different indicators of deprivation such as those which relate to health, education and quality of life. These are then combined into an overall single score for an area.

Indicator

A measure of variables over time often used to measure achievement of objectives.

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.

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.

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 Plan

The plan for the local area that sets out the long-term spatial vision and development framework for the Borough and strategic policies and proposals to deliver that vision. This replaces the Local Development Framework.

Localism Act

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

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.

Mitigation

An approach which is aimed at avoiding, preventing, reducing or compensating for significant adverse impacts.

National Planning Policy Framework (NPPF)

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

Neighbourhood 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

Objective

A statement of what is intended, specifying the desired direction of change in trends.

Open Space

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

Planning and Compulsory Purchase Act 2004

This Act updated the 1990 Town & Country Planning Act. The Planning and Compulsory Purchase Act 2004 introduced a new statutory system of regional and local planning and has since been amended by the Localism Act 2011.

Policy

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

Previously Developed Land

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

The definition includes defence buildings, but excludes:

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

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

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.

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.

Rural Exception Sites

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the Local Planning Authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

Scheduled Ancient Monuments

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

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.

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.

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.

Stakeholders

Groups, individuals or organisations that may be affected by, or have a key interest in, a development proposal or planning policy. They may often be experts in their field or represent the view of many people.

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.

Statement of Community Involvement (SCI)

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

Strategic Site

A broad location considered as having potential for significant development that contributes to achieving the spatial vision of an area.

Sustainable Community Strategy (SCS)

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

Sustainable Development

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

Sustainable Urban Drainage Systems (SUDS)

The term Sustainable 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 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.

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.

Vitality

The liveliness and energy of a place or area reflected in the level and variety of activities taking place.

Sustainability Appraisal and Strategic Environmental Assessment

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