



*Basingstoke
and Deane*



Basingstoke and Deane

Revised Pre-Submission Local Plan 2011 to 2029

Sustainability Appraisal and Strategic Environmental Assessment Appendices 16 to 18

Draft for public consultation - April 2014



Appendix 16 – Maps showing location of preferred allocation sites and baseline information, and revised Pre-Submission Local Plan site policies

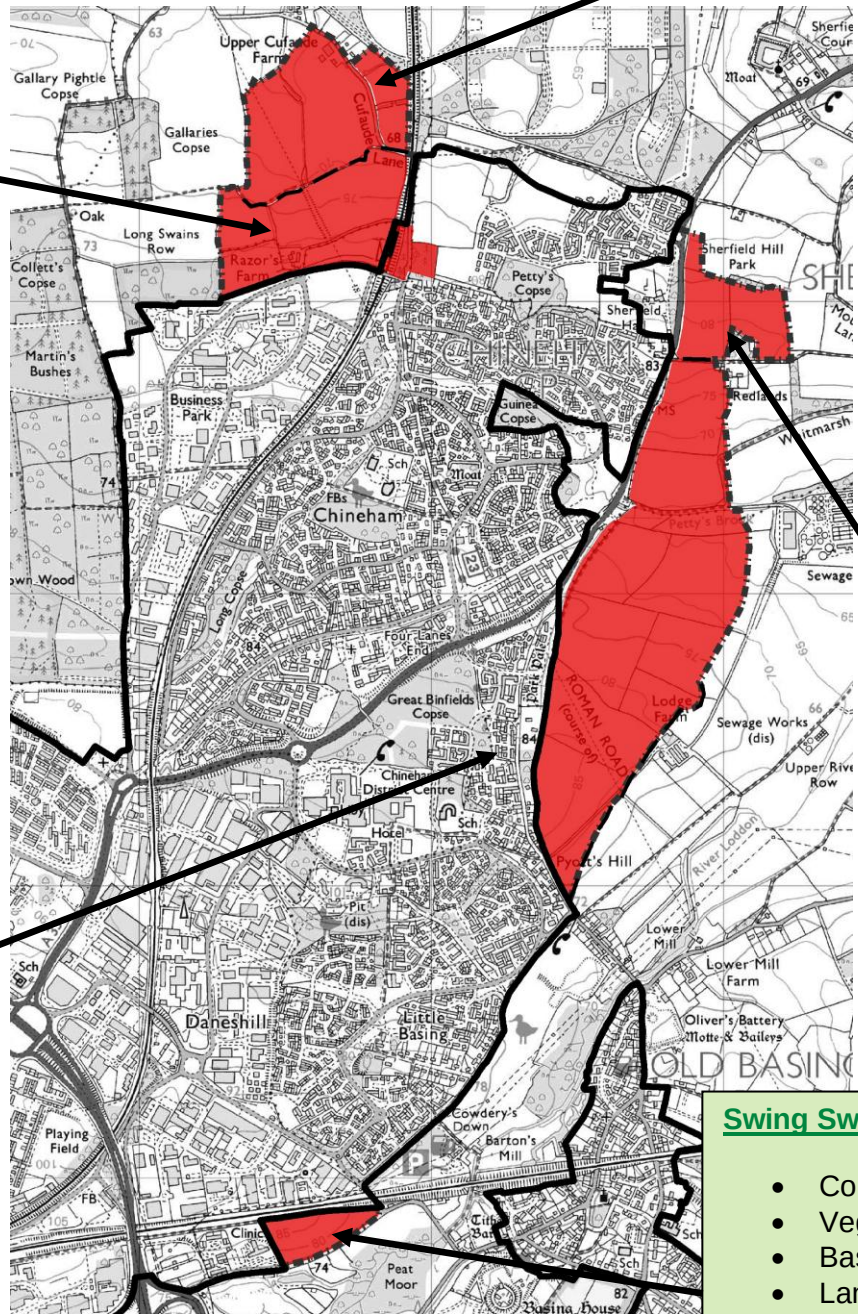
Razors Farm, Basingstoke (Policy SS3.3)

- Potential presence of dormice and great crested newts.
- Landscape Capacity Study concluded the site has a medium/low capacity for development.
- Historic field patterns provides extensive vegetation.
- Roman Road runs through the site, medium archaeological potential.
- Razors Farmhouse, Barns and Granary are Grade II Listed Buildings.
- 93% of site classified as Grade 3b (moderate quality) agricultural land, with remainder comprising buildings, access and trees.
- No record of contamination.
- Wholly within Flood Zone 1, no record of groundwater flooding.
- Not within or upstream of a Critical Drainage Area.
- Record of localised flooding in the north eastern corner of the site.
- Part of site at risk of future surface water flooding.
- Shallow groundwater and poor drainage.
- Not within a Source Protection Zone.
- Site is of sufficient size to deliver decentralized energy.
- Part of the site is affected by rail traffic noise, and potential noise from neighbouring business park.
- Part of site falls within the outer HSE consultation zone of Air Products.
- Razor's Farm woodland strip SINC within the site.
- Railway line runs along eastern boundary.
- Long Swains Row SINC adjoins western boundary.

East of Basingstoke (Policy SS3.9)

- Petty's Brook runs through the site.
- Landscape Capacity Study concluded the site has a medium capacity for development.
- Park Pale, a medieval embankment, is a Scheduled Monument which runs along the western boundary of the site.
- The line of Roman Road crossed the site.
- Western boundary adjoins Old Basing Conservation Area.
- Nearby Grade II Listed Buildings to south and west.
- 71% of site classified as Grade 3b (moderate quality) agricultural land, 6% is Grade 3a (good quality).
- No record of contamination.
- Predominantly within Flood Zone 1, although Flood Zones 2 and 3 run through the site.
- Not within or upstream of a Critical Drainage Area.
- No record of localised or groundwater flooding within the site, but record of localised flooding to the west.
- Parts of the site identified as being at future risk of surface water flooding.
- Not within a Source Protection Zone.
- Site is of sufficient size to deliver decentralized energy.
- Noise from the A33, incinerator and sewage works as a result of vehicles, plant and equipment.
- Odours from sewage works.

Basingstoke Town East and Chineham



Cufaude Farm (Policy SS3.8)

- Landscape Capacity Study concluded the site has a medium capacity for development.
- Railway runs along eastern boundary, creating noise.
- Potential noise impact from MOD site to the north.
- Some early prehistoric material has been noted.
- Grade II Listed Cufaude Farm lies to north west and Grade II Listed Upper Cufaude Farm lies to the south east.
- 61% of site classified as Grade 3b (moderate quality) agricultural land.
- No record of contamination.
- Wholly within Flood Zone 1.
- Not within or upstream of a Critical Drainage Area.
- No record of groundwater flooding.
- Record of minor localised flooding in the eastern part of the site.
- Parts of the site are at risk of future surface water flooding.
- Site is of sufficient size to deliver decentralized energy.

Redlands, adjacent to Basingstoke (Policy SS3.10)

- Whitmarsh Lane and Piece SINC adjoins the southeastern point of the site.
- Mature old parkland trees within the site.
- Potential for great crested newts in pond adjacent to north eastern corner.
- Landscape Capacity Study concluded the site has a medium/low capacity for development.
- Grade II Listed Sherfield Hall lies to the west of the site.
- While site is Grade 3b (moderate quality) agricultural land.
- No record of contamination.
- Wholly within Flood Zone 1.
- Not within or upstream of a Critical Drainage Area.
- No record of groundwater or localised flooding and not at risk of future surface water flooding.
- Not within a Source Protection Zone.
- Site is of sufficient size to deliver decentralized energy.
- Traffic noise from the A33.
- Relatively close proximity to sewage works, potential unneighbourly use.

Swing Swang Lane, Basingstoke (Policy SS3.1)

- Contains wall bedstraw, a nationally-scarce plant.
- Vegetation on northern boundary valuable for biodiversity.
- Basing Fen SINC adjacent to southern boundary (on other side of the road).
- Landscape Capacity Study concluded the site has a high capacity for development.
- Eastern corner adjoins Old Basing Conservation Area.
- Some archaeological potential for prehistoric evidence.
- Grade 5 (very poor quality) agricultural land.
- No record of contamination.
- Wholly within Flood Zone 1, no record of localised or groundwater flooding.
- Water Cycle Study identifies as being at risk from future groundwater flooding.
- Not within or upstream of a Critical Drainage Area.
- Not within a Source Protection Zone.
- No identified capacity or infrastructure issues regarding waste water.
- Site is of sufficient size to deliver decentralized energy.
- Noise from railway line running along north of site and nearby industrial uses.

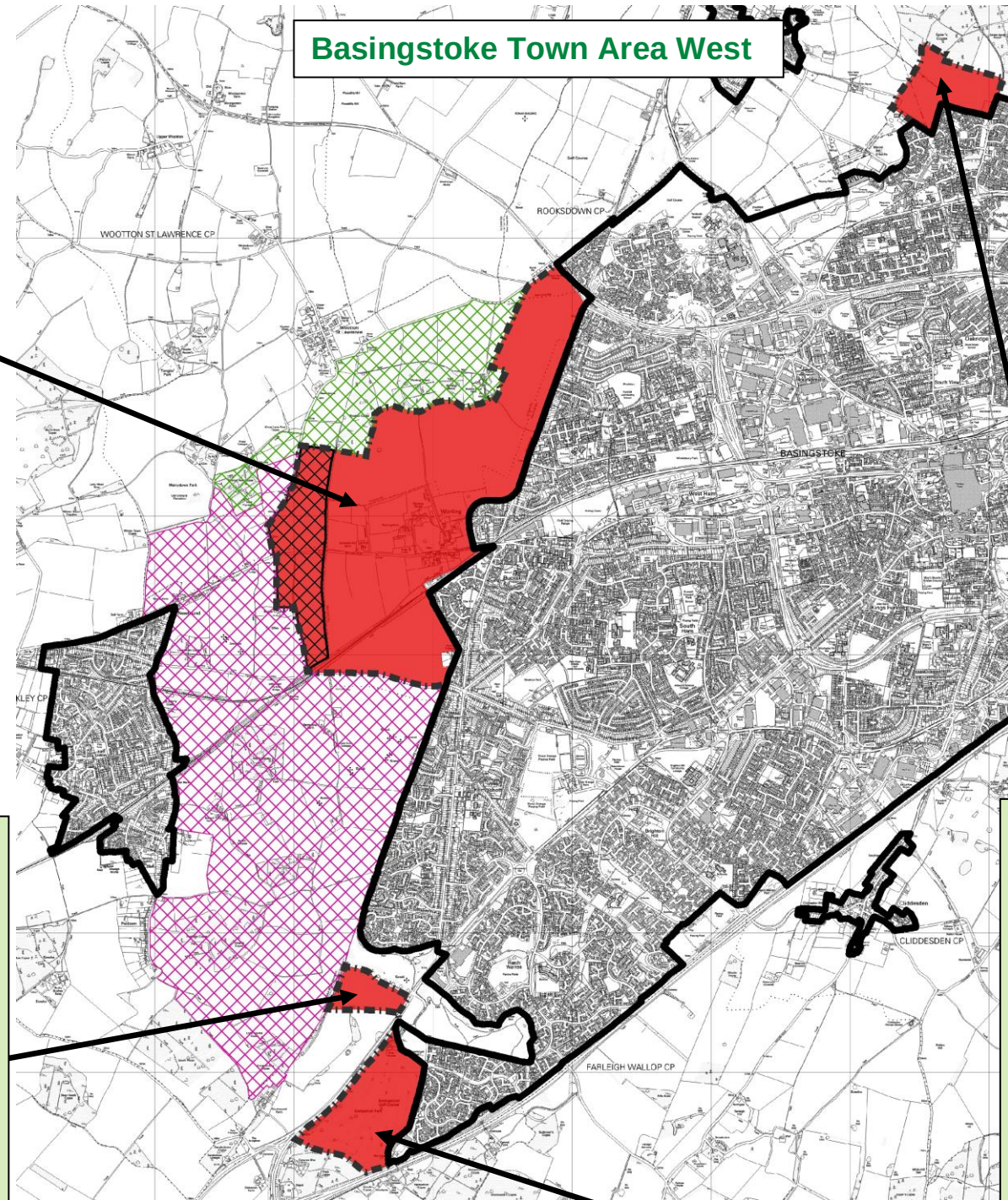
Manydown (Policy SS3.10)

- Several Scheduled Ancient Monuments and nationally significant heritage assets located within the site.
- Landscape Capacity Study concluded that the site has a low capacity for development.
- Site contains ancient woodland SINC and areas of importance for rare arable flora.
- 64% of the site is classified as Grade 3a (good quality) agricultural land, 4% is classified as Grade 3b and 13% is classified as Grade 2.
- No record of mineral constraints associated within the site.
- Wholly within Flood Zone 1.
- Not within or upstream of a Critical Drainage Area.
- Site is within Source Protection Zone 2.
- The site has a very low Standard Percentage Runoff of 2%.
- Site is of sufficient size to deliver decentralized energy.
- Small areas within the site exposed to rail and road traffic noise.

Kennel Farm (Policy SS3.2)

- Landscape Capacity Study concluded the site has a medium capacity for development.
- No Conservation Areas or Listed Buildings within or near to the site.
- 88% of site classified as Grade 3a (good quality) agricultural land, 12% is classified as Grade 2 (very good).
- A30 runs along south eastern boundary, creating traffic noise.
- One potentially infilled pit within the site.
- Wholly within Flood Zone 1.
- Not within or upstream of a Critical Drainage Area.
- No record of groundwater or localised flooding.
- Parts of the site are at risk of future surface water flooding.
- Within Source Protection Zone 3.
- Beech Break SINC runs along northern and western boundaries.
- Site is of sufficient size to deliver decentralized energy.

Basingstoke Town Area West



North of Popley Fields, Basingstoke (Policy SS3.4)

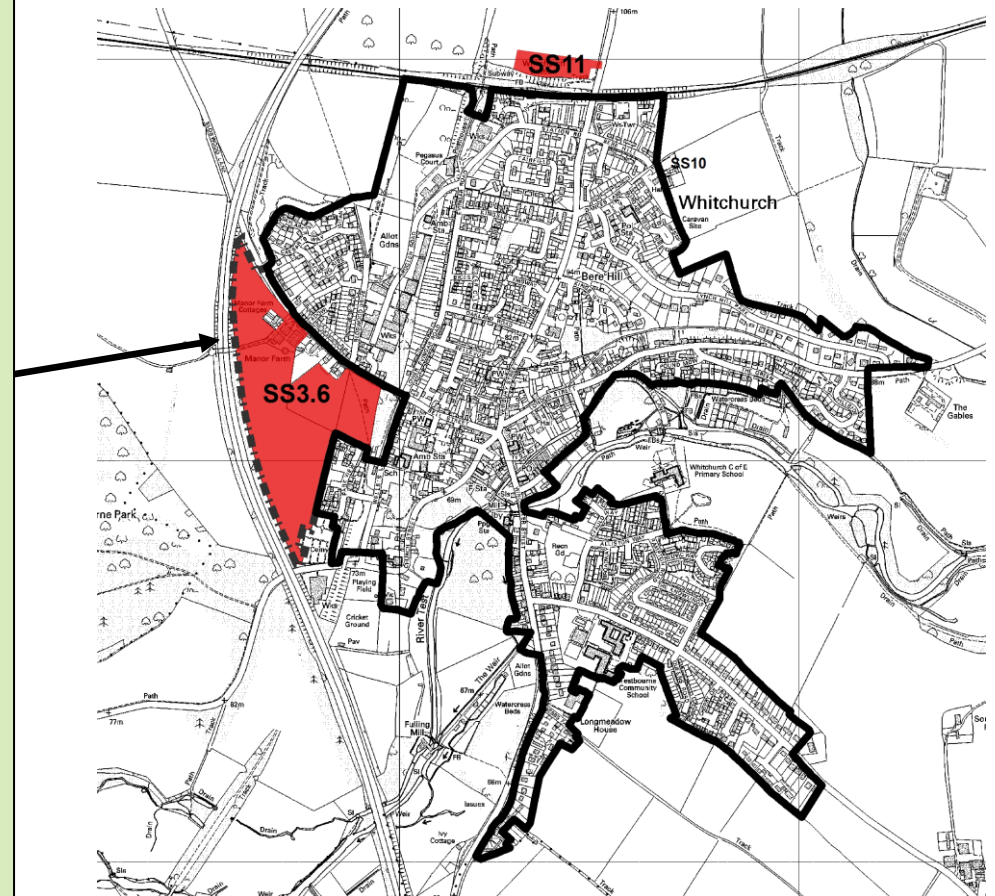
- Great Crested Newt populations.
- Basing Forest SINC nearby.
- Landscape Capacity Study concluded the site has a medium/low capacity for development.
- Potential for archaeological evidence.
- No Conservation Areas nearby.
- 83% of site classified as Grade 3b (moderate quality) agricultural land, with remainder Grade 3a (good quality).
- Eastern edge falls within Mineral Consultation Area for clay resource.
- No record of contamination.
- Wholly within Flood Zone 1, no record of localised or groundwater flooding.
- Parts of site identified as being at risk from future surface water flooding.
- Risk of shallow groundwater.
- Upstream Critical Drainage Area to the east of the site.
- Not within a Source Protection Zone.
- Site is of sufficient size to deliver decentralized energy.
- No exposure to noise.

Basingstoke Golf Club, Basingstoke (Policy SS3.11)

- Peak Copse SINC adjoins southern boundary.
- M3 runs along south eastern boundary, and junction 7 is nearby.
- A30 runs along north western boundary.
- The site is affected by traffic noise.
- Landscape Capacity Study concluded the site has a medium capacity for development.
- No Conservation Areas or Listed Buildings on or near the site.
- 69% of site classified as Grade 2 (very good quality) agricultural land, 31% is classified as Grade 1.
- The site is elevated.
- There is one small infilled pit within the site.
- Predominantly within Flood Zone 1, with part of Flood Zone 3 covering the southern tip of the site.
- Not within or upstream of a Critical Drainage Area.
- No record of groundwater or localised flooding.
- Parts of the site are at risk of future surface water flooding.
- Site is within Source Protection Zone 3.
- Site is of sufficient size to deliver decentralized energy.

South of Blosswood Lane, Whitchurch (Policy SS3.6)

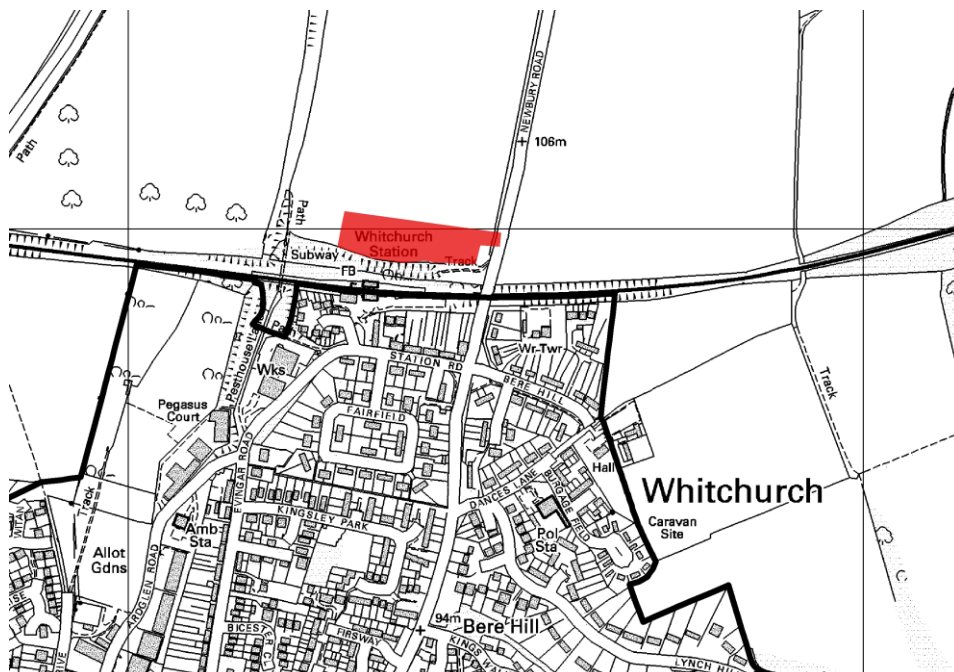
- A34 runs along western boundary of the site, creating traffic noise.
- Hurstbourne Park SINC located nearby, separated from the site by the A34.
- Whitchurch Conservation Area adjoins south eastern boundary.
- Potential for reptiles on the site.
- Nationally scarce annual beard-grass and common cudweed are present adjacent to the northern boundary.
- Landscape Capacity Study concluded the site has a medium capacity for development.
- Within the North Wessex Downs AONB.
- Large earthwork within the site which may be a Bronze Age burial mound, or may be incidental to railway construction.
- Grade II listed Manor Farmhouse and associated listed Granary lie close to the northern boundary.
- Site classified as Grade 2 (very good) and Grade 3b (moderate quality) agricultural land.
- Falls wholly within a Minerals Consultation Area for sharp sand and gravel.
- No record of contamination.
- Predominantly within Flood Zone 1, although eastern corner is within Flood Zone 2 and 3.
- Not within or upstream of a Critical Drainage Area.
- No record of groundwater or localised flooding and majority of site not at risk of future surface water flooding.
- Partly within Source Protection Zone 2.
- Site is of sufficient size to deliver decentralized energy.





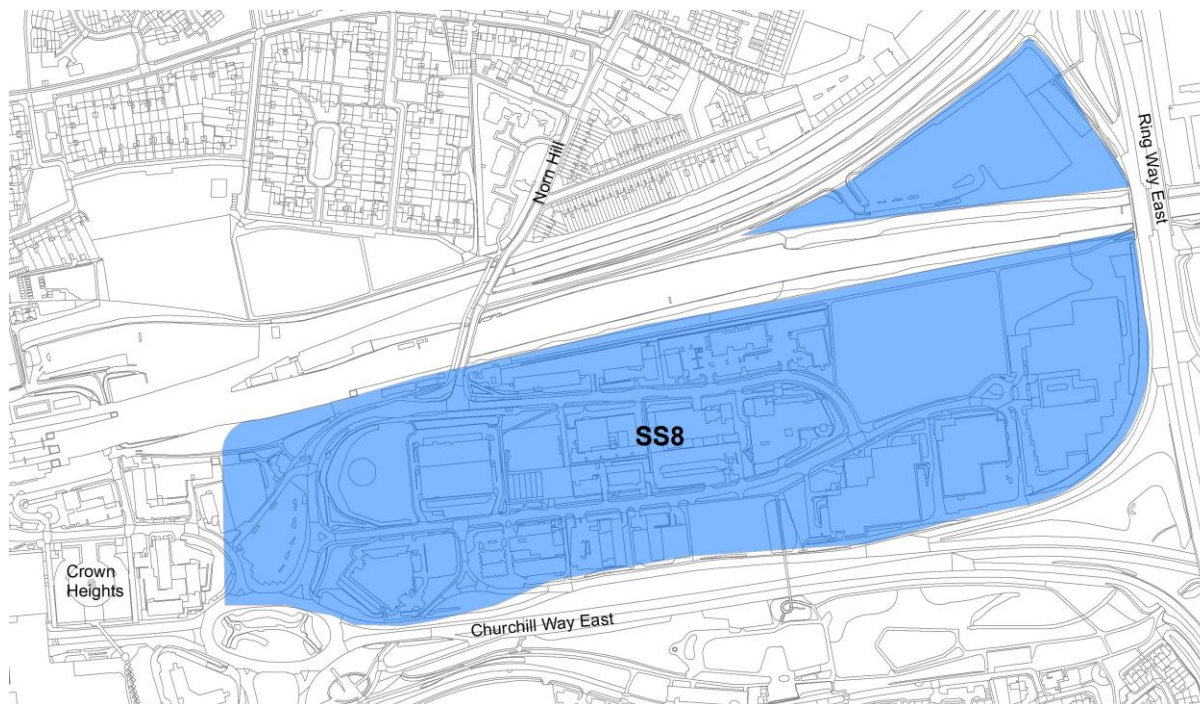
Chineham Railway Station (Policy SS10)

- The A33 lies to the east of the site, and the railway line runs through the site.
- Wholly within Flood Zone 1.
- Not within or upstream of a Critical Drainage Area.
- Not within a Source Protection Zone.
- No record of groundwater flooding



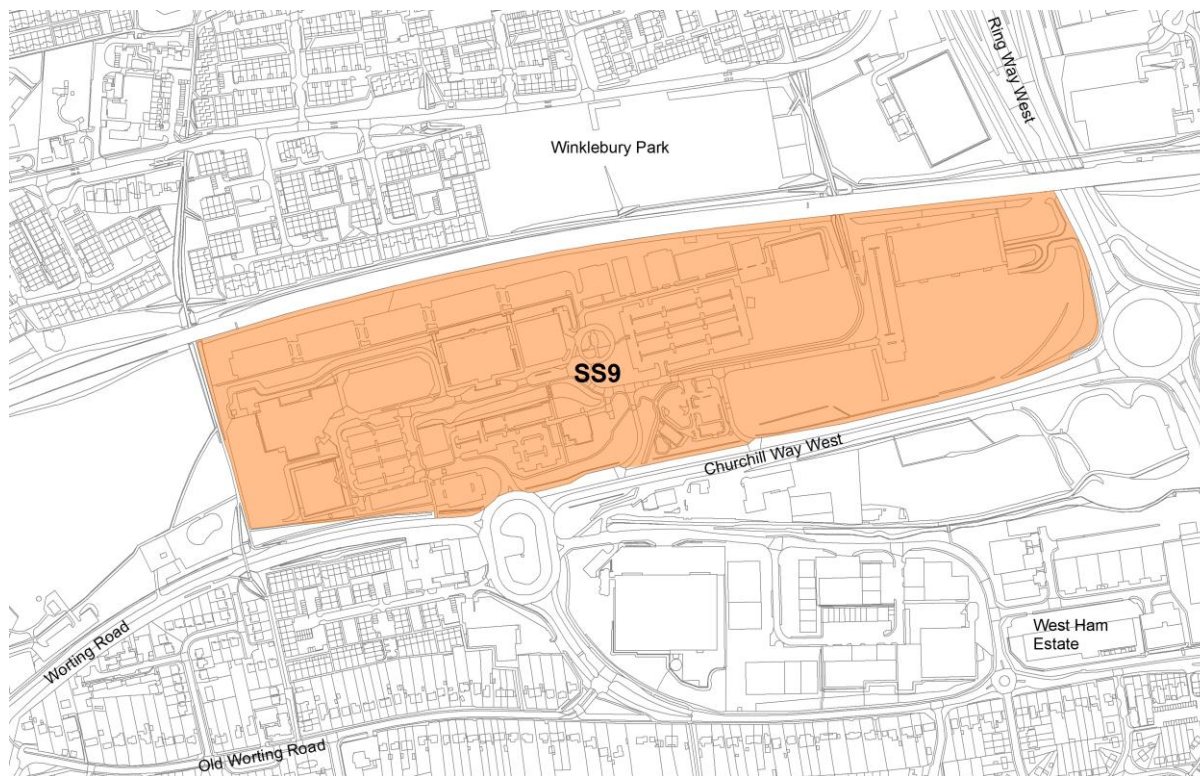
Whitchurch Railway Station Car Park (Policy SS11)

- A34 runs to the west of the site, and the railway line runs along the southern boundary of the site.
- The Hurstbourne Park SINC lies to the west of the site, separated by the A34.
- Within the North Wessex Downs AONB
- Wholly within Flood Zone 1
- Within Source Protection Zone 2.



Basing View Regeneration Area (Policy SS8)

- Brownfield site with predominantly office buildings.
- A339 adjoins eastern boundary.
- Railway runs along northern boundary.
- Wholly within Flood Zone 1.
- No Conservation Areas or Listed Buildings within or adjacent to the site.



Basingstoke Leisure Park (Policy SS9)

- Brownfield site with predominantly leisure and retail development.
- The B3400 runs to the south of the site and the A340 to the east of the site.
- Railway runs along northern boundary.
- South east parts of the site are within Flood Zone 2.
- Within Source Protection Zone 1.
- No conservation Areas or Listed Buildings within or adjacent to the site.

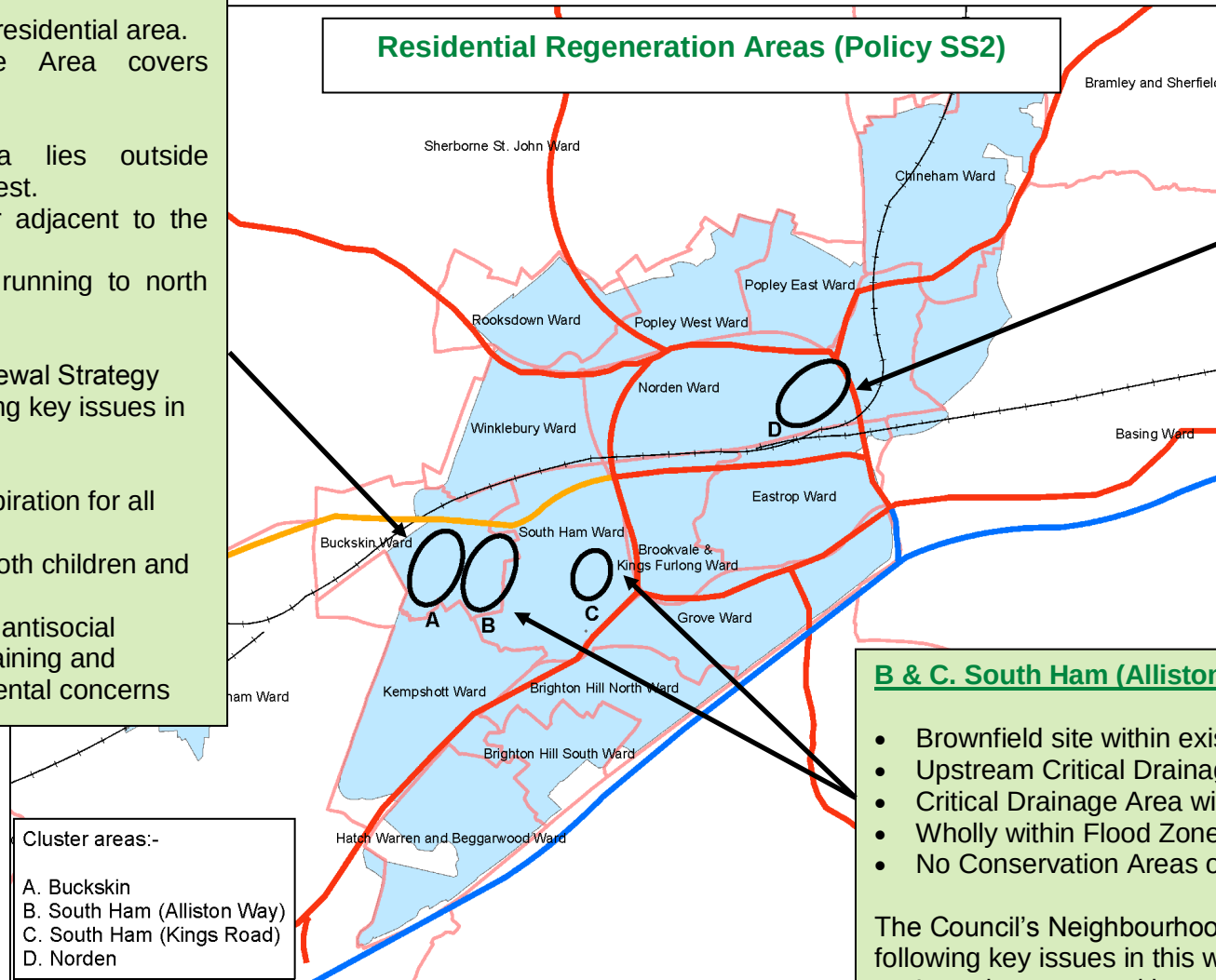
A. Buckskin

- Brownfield site within existing residential area.
- Upstream Critical Drainage Area covers majority of neighbourhood.
- Wholly within Flood Zone 1.
- Worting Conservation Area lies outside neighbourhood, to the north west.
- No Listed Buildings within or adjacent to the site.
- Potential noise from railway running to north and west.

The Council's Neighbourhood Renewal Strategy (update 2009) identifies the following key issues in this ward:

- Income
- Learning opportunities and aspiration for all
- Crime and disorder
- Income deprivation affecting both children and old people
- Vandalism, transport, parking, antisocial behaviour, young provision, training and employment issues, environmental concerns

Residential Regeneration Areas (Policy SS2)



Cluster areas:-

- A. Buckskin
- B. South Ham (Alliston Way)
- C. South Ham (Kings Road)
- D. Norden

D. Norden

- Brownfield site within existing residential area.
- Wholly within Flood Zone 1.
- South View Conservation Area lies outside neighbourhood, to the south west.
- No Listed Buildings within or adjacent to the site.
- Potential noise from railway running to the south.

The Council's Neighbourhood Renewal Strategy (update 2009) identifies the following key issues in this ward:

- Income deprivation affecting children
- Learning opportunities, attainment and aspiration for all
- Crime and disorder
- Poor lighting

B & C. South Ham (Alliston Way and Kings Road)

- Brownfield site within existing residential area.
- Upstream Critical Drainage Area covers entire neighbourhood.
- Critical Drainage Area within parts of neighbourhood.
- Wholly within Flood Zone 1.
- No Conservation Areas or Listed Buildings within or adjacent to the site.

The Council's Neighbourhood Renewal Strategy (update 2009) identifies the following key issues in this ward:

- Learning opportunities, attainment and aspiration for all
- Crime and disorder
- Income deprivation affecting older people
- Lack of play areas
- Poor environmental quality
- Lack of provision for young people

Policy SS3.1 – Swing Swang Lane, Basingstoke

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

- a) Make provision for approximately 100 dwellings;
- b) Have a design and layout of high quality and a character which respects its location adjacent to the Old Basing Conservation Area;
- c) Conserve and enhance the architectural and historic significance of the Old Basing Conservation Area, including its setting, and ensure sufficient mitigation measures are put in place when required;
- d) Include measures to mitigate the impact of development on the local road network including improvements to Basing Road and Swing Swang Lane;
- e) Include measures to improve accessibility by non-car transport modes particularly to Old Basing and ensure the ability to service the site by public transport, including the connection of the site with existing cycle and pedestrian routes and improve connections toward Eastrop Park and Basing View;
- f) Incorporate measures to maintain the Public Right of Way along the northern boundary of the site;
- g) Include appropriate green infrastructure to meet local needs in line with the council's adopted standards, providing links to the existing green network;
- h) Limit the direct and indirect impacts on local species and habitats, including the part of the site designated as a Site of Importance for Nature Conservation (SINC) and the nearby Basing Fen SINC, through on-site and off-site compensation measure and seek to ensure that there is a positive improvement in the conservation status of these species within the designations;
- i) Incorporate and/or promote renewable energy technologies;
- j) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures in light of the adjacent railway line;
- k) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy
- l) Ensure the risk from future groundwater flooding is investigated and appropriate mitigation measures are implemented.

Development on this site will deliver homes in the period 2015/16 to 2019/20, in accordance with the requirement to maintain a five year supply of deliverable housing sites.

Policy SS3.2 – Kennel Farm

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

- a) Make provision for up to 310 dwellings;
- b) Have a design and layout of high quality and a character which respects its location on the edge of the town creating a strong and defensible boundary between the site and the open countryside;
- c) Respond positively to the special characteristics and sensitivities of the landscape, ensuring that the density, heights and layout of buildings on the higher ground minimise any visual impacts on this prominent location, respecting the Roman Road as a landscape feature and existing hedgerows and woodlands;

- d) Provide measures to mitigate the impact of development on the local road network including the A30 corridor and specifically improvements at Kempshott Roundabout (as identified in the site specific Transport Assessment);
- e) Include measures to improve accessibility by non-car transport modes, the ability to service the site by public transport and ensuring the connection of the site with existing cycle and pedestrian routes and the Public Right of Way network. This will include improving the pedestrian/cycling crossing facilities across the adjacent section of the A30, to enable access to services to the east;
- f) Include appropriate green space/green infrastructure to meet local needs in line with the council's adopted standards, including the amenity of the footpath along the western site boundary;
- g) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy;
- h) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures in light of the proximity of the site to the A30;
- i) Limit direct and indirect adverse impacts on key species and habitats, including the nearby Sites of Importance for Nature Conservation, including Old Down, by mitigating and compensating any impacts to ensure that the site provides a net gain in biodiversity;
- j) Incorporate and/or promote renewable energy technologies.

Development on this site will deliver homes in the period 2015/16 to 2019/20, in accordance with the requirement to maintain a five year supply of deliverable housing sites.

Policy SS3.3 – Razor's Farm

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

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

drainage ditches and mitigating impacts both on-site and through off-site compensation measures to ensure that the development provides positive improvement of the biodiversity status of the site and within the designation;

- i) Include measures to mitigate the impact of development on the local road network including the A33 Corridor and specifically improvements at Crockford Lane roundabout;
- j) Include measures to improve accessibility by non-car transport modes; including the provision of internal walking and cycle routes linked to existing external routes and the ability to service the site by public transport;
- k) Include appropriate green space/green infrastructure provision in line with the council's adopted standards including green links to Cufaude Lane and a central green space focussed around the Razor's Farm listed buildings connected to green links within the development and to existing developments;
- l) Incorporate and/or promote renewable energy technologies;
- m) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures in light of the adjacent railway line and business park;
- n) Ensure there would be no harm to the business function of the neighbouring business uses as a result of development;
- o) Ensure the potential for shallow groundwater is investigated and appropriate mitigation measures are implemented to mitigate the risk;
- p) Ensure that the impact of development and any upgrades that may be required to the sewer network and/or effluent system are understood, through the production of a drainage strategy;
- q) Ensure that it provides for a comprehensive development with the Upper Cufaude Farm allocation (Site Policy SS3.8) through the development of a joint masterplan for the two sites.

Development on this site will deliver homes in the period 2015/16 to 2019/20, in accordance with the requirement to maintain a five year supply of deliverable housing sites.

Policy SS3.4 – North of Popley Fields, Basingstoke

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

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

- f) Conserve the architectural and historic significance of the nearby Popley Fields Farm and Kiln Farm historic farmsteads, including their setting, and ensure sufficient mitigation measures are put in place when required;
- g) Include measures to mitigate the impact of development on the primary and local road network including the A340 and A33 corridors;
- h) Include measures to improve accessibility by non-car transport modes particularly to Basingstoke town centre including the connection of the site with existing cycle and pedestrian routes, and the ability to service the site by public transport;
- i) Incorporate measures to maintain the Public Rights of Way through the site;
- j) Include appropriate green space / green infrastructure to meet local needs in line with the council's adopted standards, provide links to the existing green network and mitigate the increased recreational pressure on the nearby Carpenters Down Wood and Spier's Copse Sites of Importance for Nature Conservation;
- k) Incorporate and/or promote renewable energy technologies;
- l) Ensure the potential for shallow groundwater is investigated and effective and substantial mitigation measures are implemented;
- m) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy

Development on this site will deliver homes in the period 2014/2015 to 2019/20, in accordance with the requirement to maintain a five year supply of deliverable housing sites.

Policy SS3.5 – Overton Hill

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

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

j) Include appropriate greenspace/green infrastructure provision to meet local needs in line with the council's adopted standards, including extending the existing neighbourhood park;

k) Provide a connection to the sewerage system of the nearest point of adequate capacity.

Development on this site will deliver homes in the period 2015/16 to 2019/20, in accordance with the requirement to maintain a five year supply of deliverable housing sites.

Policy SS3.6 – South of Boswood Lane

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

a) Make provision for the comprehensive delivery of approximately 150 dwellings;

b) Have a design and layout of high quality and a character which respects locally distinctive features of Whitchurch and its location on the edge of the town;

c) Respond positively to the North Wessex Downs Area of Outstanding Natural Beauty and special landscape characteristics of the area, providing an appropriate edge to the town;

d) Conserve the architectural and historic significance of the nearby Grade II Listed Manor Farmhouse associated listed Granary, and related features, including their settings;

e) Include measures to mitigate the impact of development on the local road network including improvements to the junctions within the Town Centre and to Boswood Lane and Bell Street;

f) Include measures to improve accessibility by non-car transport modes, particularly to the centre of Whitchurch and the railway station and ensure the ability to service the site by public transport;

g) Include the provision of internal walking and cycle routes linked to existing external routes, and the maintenance and improvement of existing Public Rights of Way through the site;

h) Include measures to protect and enhance locally and nationally recognised species and habitats, including safeguarding parts of the site for locally valued natural green space and safeguarding boundary vegetation with adequate buffers;

i) Incorporate and/or promote renewable energy technologies;

j) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures in light of the adjacent A34 dual carriageway;

k) Include appropriate green space / green infrastructure provision to meet local needs, in line with the council's adopted standards Provide for the careful management of any important archaeological remains;

l) Provide a connection to the sewerage system of the nearest point of adequate capacity.

Development on this site will deliver homes in the period 2015/16 to 2019/20, in accordance with the requirement to maintain a five year supply of deliverable housing.

Policy SS3.7 – Redlands

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

- a) Make provision for the delivery of approximately 150 dwellings;
- b) Respond positively to the special landscape qualities of the area, ensuring that the density, heights and layout of buildings minimise any visual impacts of this location. The design and layout of development needs to present a strong and defensible green buffer to the north and east, including the use of open space to limit the visual impact of development. This will include locating development in the western part of the site and avoiding residential development to the north of the existing field boundary, which forms the northern edge of the site;
- c) Include measures to mitigate the impact of development on the local road network including improvements to the A33 corridor, to ensure safe and convenient access for all road-users. This should include provision for a site access from an improved Gaiger Avenue/A33 junction, or a suitable alternative, along with appropriate access to the adjacent site (Policy SS3.9);
- d) Limit the direct and indirect impacts on local species and habitats through on-site and off-site compensation measures and ensure that there is a positive improvement in the conservation status of these species;
- e) Ensure that renewable energy technologies are harnessed for the site by utilising opportunities presented by the nearby combined heat and power (CHP) incinerator;
- f) In light of the nearby incinerator and sewage treatment works ensure acceptable noise and odour standards can be met within homes and amenity areas, through the avoidance of noise sensitive areas and the preparation of comprehensive noise and odour studies (in consultation with the utility provider) which inform layout decisions on this and the adjoining East of Basingstoke site;
- g) Ensure adequate sewerage infrastructure is provided (on and off site) and produce a drainage strategy.
- h) Ensure that, through the joint masterplanning of the two sites, development is delivered in conjunction with the adjacent East of Basingstoke and Chineham allocation (Policy SS3.9) and that development is brought forward in a co-ordinated manner. This site should not be developed in isolation.

Development of this site will deliver homes and infrastructure in the period 2017/8 to 2024/25, in accordance with the requirement to maintain a five year supply of deliverable housing sites.

Policy SS3.8 – Cufau de Farm

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

- a) Make provision for approximately 390 dwellings;
- b) Include the provision of social and physical infrastructure including a community centre and the reservation of land for a two form entry primary school;
- c) Conserve and enhance the architectural and historic significance of heritage assets in the area including Razor's Farm, Upper Cufau de Farm, Cufau de Farm and the Vyne, and their rural settings, and ensure sufficient mitigation measures are put in place when required;

- d) Comprise a layout and design of development that respects the existing landscape and vegetation structure in and round the site, including enhancement and buffering of the hedgerow along the southern boundary and provision of a strong buffer on the western and northern sides of the site from the outset;
- e) Provide appropriate green space/green infrastructure to meet local needs in line with the council's adopted standards, providing links to the green network including that provided at Razor's Farm and maintaining the hedgerow/ditch that runs through the site as a green pedestrian route and the rural character and accessibility of footpaths to the south and west of the site;
- f) Include measures to mitigate the impact of development on the local road network and in particular, Cufaude Lane and the A33 Corridor;
- g) Include measures to improve accessibility by non-car transport modes, particularly to Basingstoke town centre, including the ability to service the site by public transport and the connection of the site with existing cycle and pedestrian routes and the Public Right of Way network, including access to the potential Chineham Railway Station, Cufaude Lane and in conjunction with the development of Razor's Farm;
- h) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures, where possible, in light of the adjacent railway line and MOD land;
- i) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy;
- j) Incorporate and/or promote renewable energy technologies;
- k) Ensure that it provides for a comprehensive development with the Razors Farm allocation (Policy SS3.3) through the development of a joint masterplan for the two sites.

Development on this site will deliver homes in the period 2020/21 to 2024/25, in accordance with the requirement to maintain a five year supply of deliverable housing sites.

Policy SS3.9 – East of Basingstoke

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

- a) Make provision for approximately 450 dwellings;
- b) In addition to the mix of dwelling sizes and types, make provision for a proportion of self-build units and also, in conjunction with other sites, a permanent, pitch/plot provision to meet identified accommodation needs of Gypsies, Travellers and Travelling Showpeople in the borough, such needs being identified in the council's Gypsy and Traveller Accommodation Assessment (and any updates);
- c) Include the provision of social and physical infrastructure, including a community centre, local shopping facilities, sports facilities including playing pitches, and the reservation of land towards the north of the site for a three form entry primary school;
- d) Respond positively to the special characteristics and sensitivities of the landscape, ensuring that the density, heights and layouts of buildings on the higher ground to the south and north of the site minimise any visual impacts on this prominent location;
- e) Respect and provide appropriate buffering to the historic Park Pale feature on the western boundary of the site;
- f) Conserve and enhance the architectural and historic significance of the Old Basing Conservation Area and nearby listed buildings, including the grade II listed Lodge

Farm, including their setting, and ensure sufficient mitigation measures are provided when required;

g) Avoid development and points of access in the small areas of the site within flood zones 2 and 3, and ensure that detailed masterplanning considers scope for expansion of the floodplains;

h) Include measures to mitigate the impact of development on the local road network including improvements to the A33 corridor, with appropriate access to the adjacent site at Redlands, and measures to ensure safe and convenient access for all road-users, including vehicles accessing the adjacent incinerator and sewerage treatment works;

i) Include measures to improve accessibility by non-car transport modes including the provision of internal walking and cycle routes linked to existing external routes and the ability to service the site by public transport;

j) Include appropriate open space / green infrastructure, including allotments, to meet local needs in line with the council's adopted standards, ensuring that all open space is provided on site and opportunities to enhance Petty's Brook are utilised, provide links to and assist in the delivery of the adjoining green infrastructure network and mitigate the increased recreational pressure on nearby sensitive wildlife sites and Sites of Importance for Nature Conservation, with buffering to Pettys Brook;

k) Creation of a substantial green buffer from the outset of the development, creating a strong and defensible boundary between the site and the open countryside;

l) Limit the direct and indirect impacts on local species and habitats through on-site and off-site compensation measures and ensure that there is a positive improvement in the conservation status of these species within the designation;

m) Ensure that renewable energy technologies are harnessed for the site by utilising opportunities presented by the nearby incinerator and any opportunities this may have for CHP;

n) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy

o) In light of the nearby incinerator and sewage treatment works ensure acceptable noise and odour standards can be met within homes and amenity areas, through the avoidance of noise sensitive areas and the preparation of comprehensive noise and odour impact assessments (in consultation with the utility provider) which inform layout decisions on this and the adjoining Redlands site;

p) Ensure, through the joint masterplanning with the adjacent Redlands allocation (Policy SS3.7), that development is brought forward in a co-ordinated manner.

Development of this site will deliver homes and infrastructure in the period 2017/18 to 2024/25, in accordance with the requirement to maintain a five year supply of deliverable housing sites. The site boundary as defined on the policies map has capacity for approximately 900 dwellings. A potential later phase for 450 dwellings may be delivered beyond the Plan period.

Policy SS3.10 – Manydown, Basingstoke

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

a) Provide for the phased delivery of approximately 3,400 dwellings;

b) In addition to the mix of dwelling sizes and types, make provision for a proportion of self-build units and also, in conjunction with other sites, a permanent, pitch / plot provision to meet identified accommodation needs of Gypsies, Travellers and Travelling Showpeople in the borough, such needs being identified in the council's Gypsy and Traveller Accommodation Assessment (and any updates);

- c) Include the provision of social and physical infrastructure, including community facilities, local shopping facilities, and sports and leisure facilities including playing pitches;
- d) Reserve land for the phased provision of two primary schools (a two form entry and a three form entry) and also reserve land for the phased provision of a secondary school, if required;
- e) Include appropriate green space/green infrastructure, including allotments, to meet local needs in line with the council's adopted standards, ensuring that all green space is provided on site, and provide links to assist in the delivery of green infrastructure networks within and adjoining the site;
- f) Make contributions towards a country park, as identified on the Policies Map, which is accessible to existing nearby residential areas; and
- g) Respond positively to the special characteristics and sensitivities of the landscape, including the setting of the North Wessex Downs Area of Outstanding Natural Beauty, and also the setting and form of existing development. Visual intrusion into the wider landscape should be limited; the design of outward facing edges of development should respect and enhance the adjacent countryside and opportunities should be taken to provide linkages to the existing landscape framework;
- h) Conserve and enhance the architectural and historic significance of the Worting Conservation Area with its listed buildings including Worting House, respecting their setting, and ensuring sufficient mitigation is put in place when required;
- i) Retain the separate identity and character of Worting and Wootton St Lawrence, and restrict coalescence between these villages and the new development and retain the separate identity and character of Winklebury, including conserving the ancient boundary of the Roman Road as a green boundary
- j) Provide for the retention and careful management of any important archaeological remains, within and adjacent to the site, in a manner appropriate to their significance;
- k) Limit the direct and indirect impacts on key species and habitats, including rare arable flora and Sites of Importance for Nature Conservation within and adjacent to the site, and seek to ensure that there is a positive improvement in the conservation status of these species. Where this is proved not to be possible, mitigation and compensation for the loss will be required. Opportunities will be taken to secure the creation and management of linkages between existing woodlands;
- l) Include measures to mitigate the impact of development on the local road network including improvements to the A339, Roman Road (and associated road junctions), the B3400 and Pack Lane, with appropriate measures to maintain accessibility for existing residents and ensure safe and convenient access for all road-users;
- m) Include the provision of a road through the land allocated for housing, from the A339 to the B3400, linking the proposed housing to the existing communities and to provide the ability to connect to potential future sites to the south, with the location of the road being determined through the master planning process. Regard shall be had to the optimum location for this road to cross the railway line(s).
- n) In undertaking the master planning process, regard shall be had to the potential requirement for a Basingstoke western by-pass that would link the A339 to Junction 7 of the M3 motorway. Such a western by-pass would be to the outside of the land currently allocated for housing but the master planning process should have regard to the optimum point for such a western by-pass to cross the railway line(s) without prejudicing the delivery of the current proposed housing or the construction of the road connecting that housing.
- o) Provide vehicular access to and from the site with the implementation of appropriate traffic management measures to prevent rat-running through existing communities. In addition, there should be safe and convenient access from Winklebury by means of footpaths and cycle paths connecting to the Country Park.

- p) Include measures to improve accessibility by non-car transport modes including the provision of internal walking and cycle routes linked to existing external routes and the provision of public transport from the outset;
- q) Incorporate and/or promote renewable and low-carbon energy technologies;
- r) Ensure acceptable noise standards can be met within homes and amenity areas through suitable mitigation measures in light of the adjacent main roads and railway line;
- s) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy;
- t) Ensure that it does not prejudice the integration of future development at Manydown beyond the plan period. The policy map indicates the area subject to wider masterplanning.
- u) On the land south of the railway line and north of Pack Lane, development will be limited to a yield of approximately 300 units, unless workable transport mitigation measures can be demonstrated to support a higher yield.

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

Policy SS3.11 – Basingstoke Golf Course

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

- a) Make provision for approximately 1,000 dwellings;
- b) In addition to the mix of dwelling sizes and types, make provision for a proportion of self-build units and also, in conjunction with other sites, a permanent, pitch /plot provision to meet identified accommodation needs of Gypsies, Travellers and Travelling Showpeople in the borough, such needs being identified in the council's Gypsy and Traveller Accommodation Assessment (and any updates);
- c) Include the provision of social and physical infrastructure, including the provision of a community centre, local shopping facilities, sports facilities including playing pitches, and the reservation of land for a two form entry primary school;
- d) Respond positively to the special characteristics and sensitivities of the landscape and respect its location, providing for integration with nearby residential areas;
- e) Limit the direct and indirect impacts on local species and habitats, including the adjacent Peak Copse Site of Importance for Nature Conservation and ensure that there is a positive improvement in the conservation status of these species within the designation, providing an appropriate buffer and ensuring the retention of key woodland areas and less managed grasslands;
- f) Include measures to mitigate the impact of development on the local road network including improvements to the A30 corridor;
- g) Provide all-purpose vehicular accesses from both Winchester Road (A30) and Beggarwood Lane supported by emergency accesses;
- h) Prevent „rat-running“ through the site between Beggarwood Lane and Winchester Road (A30) by including measures and/or designing the road layout to discourage the passage of through traffic;
- i) Include measures to improve accessibility by non-car transport modes, the ability to service the site by public transport and ensuring the external and internal connection of the site with existing cycle and pedestrian routes and Public Rights of Way

network, including the upgrading of the cycle link to Dummer and improving the links to the existing Winchester Road bus stops;

- j) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy;
- k) Avoid development and points of access in the small area of the site within flood zone 2
- l) Include appropriate open space/green infrastructure, including allotments, to meet local needs in line with the council's adopted standards, providing links to the existing green network;
- m) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures in light of the proximity of the site to the A30 and M3;
- n) Incorporate and/or promote renewable energy technologies.

Development on site will deliver homes in the period 2020/21 to 2028/29, in accordance with the requirement to maintain a five year supply of deliverable housing sites. Development will be informed through the preparation of a masterplan.

Policy SS8 – Basing View

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

The regeneration of Basing View will fulfil its potential through a partnership approach and will seek to deliver the vision for the area.

Development proposals will therefore be permitted which:

- a) Establish Basing View as one of the borough's primary focuses for employment through the provision of premier sustainable business facilities (B1 use);
- b) Support regeneration through the provision of complementary mixed uses⁷;
- c) Make efficient and effective use of under used/vacant land;
- d) Utilise sustainable design and construction methods and provide on-site low carbon energy generation where feasible and viable;
- e) Address the potential use of non-car modes to access the site and mitigate the increased use of the site on the wider highway network.

Policy SS9 - Basingstoke Leisure Park

New and improved leisure facilities will be permitted at Basingstoke Leisure Park where there is no significant adverse impact on existing town or district centres within Basingstoke. Retail development on the Leisure Park will only be supported where it remains ancillary to the new or existing leisure uses and is required to make the new provision economically viable, without detriment to the borough's defined retail centres.

Policy SS10 –Chineham Railway Station

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

Policy SS11 – Whitchurch Railway Station Car Park

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

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

Policy SS2 – Regenerating Residential Neighbourhoods

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

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

Appendix 17 – Initial policy option appraisals

Affordable Housing

Core Strategy Approaches:

1. The council will negotiate the provision of an element of affordable housing on all housing sites above the thresholds set out below, taking into account the circumstances of each site, including viability, the need for affordable housing in that parish or ward and the practicality of delivering affordable housing.

The council's starting point for negotiations will be 40% on site provision:

- Within the settlement policy boundary of Basingstoke town the minimum threshold is 15 dwellings.
- Within settlements outside Basingstoke town with a population of more than 3000, the minimum threshold is 10 dwellings
- Within settlements outside Basingstoke town with a population of less than 3000, the minimum threshold is 7.

Planning conditions will be imposed or a legal agreement sought to ensure that the affordable housing provided remains affordable for so long as there remains a need for it. The Council will negotiate the tenure, size and type of affordable units on a site by site basis having regard to housing needs, site specifics and other factors.

Where a development proposes up to the thresholds referenced above, the development would be subject to a commuted payment that would be sought in respect of affordable housing.

2. A no-change or minimal change from current policy within the Adopted Local Plan, where the Council will seek 40% on-site affordable housing provision on sites of 15 units in all settlements other than those with fewer than 3,000 population, where the minimum threshold at 7 dwellings.

3. Thresholds based on a rural/urban split, 15 dwellings for Basingstoke and 7 dwellings for the rest of the borough

Summary of Appraisal work: All three approaches seek to achieve a certain proportion of affordable housing in new residential schemes, and generally have a positive impact on the SA objectives, particularly the social and economic objectives. The only variations related to the site size thresholds which will impact on the amount and distribution of affordable housing provided, and the viability of schemes, although the policies enable flexibility for the proportion of affordable housing to be negotiated, so the thresholds should not reduce the viability of sites. The thresholds recommended in Approach 1 are based on the evidence base, including a viability study, which seek to maximise provision of affordable housing and this has the most positive impact on the SA objectives. As these policies only affect the tenure of housing in new developments, they will have a negligible impact on a number of the Sustainability Appraisal objectives, particularly the environmental objectives. Given the need for affordable housing, and the ongoing success in achieving this through

existing local planning policies, it is not considered to be an option to have no policy on this issue.

SA Objective	Core Strategy Approaches		
	1	2	3
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	++ This option should provide affordable housing related to local need and opportunities for new development. Lower thresholds may impact on viability but the policy takes into account the circumstances of the site including the need for housing in that parish or ward. The thresholds are based on a Viability Study which seeks to maximise the amount of affordable housing whilst taking into account viability. Commuted payments should help the delivery of affordable housing.	+ This option seeks to ensure good provision of affordable housing but may miss opportunities for on-site provision in the larger settlements.	+ This option seeks to ensure good provision of affordable housing but may threaten the viability of some schemes in the larger rural settlements.
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	++ This option sets out the council's starting point for the negotiations at 40% and enables a flexible approach to be taken to meet local need. A more prescriptive approach should meet a range of housing needs across all settlement sizes, and is based on a Viability Study.	+ This option sets out the council's starting point for the negotiations at 40% and enables a flexible approach to be taken to meet local need. Maintaining the current thresholds may result in missed opportunities for affordable housing in some of the larger settlements.	+ A lower threshold for the rest of the borough may result in more affordable housing on some sites but threaten the viability of other schemes.
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	0 The tenure of the housing will have a minimal impact on emissions and climate change (although affordable housing is currently required to meet a minimum level of the Code for Sustainable Homes).	0 The tenure of the housing will have a minimal impact on emissions and climate change (although affordable housing is currently required to meet a minimum level of the Code for Sustainable Homes).	0 The tenure of the housing will have a minimal impact on emissions and climate change (although affordable housing is currently required to meet a minimum level of the Code for Sustainable Homes).

4) To protect, and enhance local biodiversity, flora and fauna	0	0	0
	The tenure of the housing has a negligible impact on biodiversity.	The tenure of the housing has a negligible impact on biodiversity.	The tenure of the housing has a negligible impact on biodiversity.
5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	0	0	0
	The tenure of the housing has a negligible impact on this objective.	The tenure of the housing has a negligible impact on this objective.	The tenure of the housing has a negligible impact on this objective.
6) To maintain and improve the quality of water resources in the Borough	0	0	0
	The tenure of the housing will have a minimal impact on water resources (although affordable housing is currently required to meet a minimum level of the Code for Sustainable Homes).	The tenure of the housing will have a minimal impact on water resources (although affordable housing is currently required to meet a minimum level of the Code for Sustainable Homes).	The tenure of the housing will have a minimal impact on water resources (although affordable housing is currently required to meet a minimum level of the Code for Sustainable Homes).
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	?	?	?
	The tenure of the housing will have a negligible impact on flooding.	The tenure of the housing will have a negligible impact on flooding.	The tenure of the housing will have a negligible impact on flooding.
8) To improve sustainable accessibility to all services and facilities	++	+	?
	This option should provide increased choice of housing, taking into account practicality and viability of sites to provide access to a choice of housing tenures according to housing need.	This option should provide increased choice of housing options but may not maximise provision in others.	This option may result in more affordable housing on some sites but threaten the viability of others.
9) To improve choice and access to sustainable transport options	0	0	0
	The tenure of the housing has a negligible impact on this objective.	The tenure of the housing has a negligible impact on this objective.	The tenure of the housing has a negligible impact on this objective.
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
	The tenure of the housing has a negligible impact on this objective.	The tenure of the housing has a negligible impact on this objective.	The tenure of the housing has a negligible impact on this objective.

11) To develop a diverse and competitive knowledge-based economy	++	+	+
	Should provide housing to accommodate the needs of a diverse and skilled labour force, enable people to remain locally and for in-ward migration.	Should provide housing to accommodate the needs of a diverse and skilled labour force. Maintaining current thresholds may be limited in meeting local need.	Impact would depend on whether the rural threshold would deliver a sufficient number of affordable homes to maintain the local workforce. May be limited in meeting local need in rural areas.
12) To maintain high and stable levels of employment	++	+	+
	Should provide housing to accommodate the needs of a diverse and skilled labour force, enable people to remain locally and for in-ward migration.	Should provide housing to accommodate the needs of a diverse and skilled labour force. Maintaining current thresholds may be limited in delivering affordable housing.	Impact would depend on whether the rural threshold would deliver a sufficient number of affordable homes to maintain the local workforce.
13) To maintain and enhance sustainable economic growth	++	+	+
	Should provide housing to accommodate the needs of a diverse and skilled labour force, enable people to remain locally and promote in-ward migration.	Should provide housing to accommodate the needs of a diverse and skilled labour force but may not maximise local provision of affordable housing.	Would seek to maximise accommodation for the needs of a diverse labour force but may threaten viability of some schemes.
14) To enhance the attractiveness of the Borough to visitors	0	0	0
15) To protect and enhance distinctive and high quality features of the local built environment	0	0	0
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	0	0	0
	The tenure of the housing will have a minimal impact on resource use (although affordable housing is currently required to meet a minimum level of the Code for Sustainable Homes).	The tenure of the housing will have a minimal impact on resource use (although affordable housing is currently required to meet a minimum level of the Code for Sustainable Homes).	The tenure of the housing will have a minimal impact on resource use (although affordable housing is currently required to meet a minimum level of the Code for Sustainable Homes).

(17) To create and sustain vibrant settlements and communities	++	++	+
	Provides opportunities for mixed communities and provides flexibility to negotiate provision on the basis of local provision taking viability into account. Thresholds are set according to size of settlement/population.	Provides opportunities for mixed communities and provides flexibility to negotiate provision on the basis of local provision taking viability into account. Thresholds are set according to size of settlement/population.	Provides opportunities for mixed communities but the threshold may threaten viability.
18) To promote and improve access to open space and countryside	0	0	0
	Affordable housing has a negligible effect.	Affordable housing has a negligible effect.	Affordable housing has a negligible effect.
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	?	?	?
	Provides housing for those in need and a mix of housing but depends on layout/design.	Provides housing for those in need and a mix of housing but depends on layout/design.	Provides housing for those in need and a mix of housing but depends on layout/design.
20) To improve health and well-being through the development of healthy communities	+	+	+
	In principle, affordable housing provides for those in housing need and reduces overcrowding.	In principle, affordable housing provides for those in housing need and reduces overcrowding.	In principle, affordable housing provides for those in housing need and reduces overcrowding.

Approach to Tadley – AWE issue

Core Strategy Approaches:

1. The council will work in partnership¹ to monitor⁴ population levels and housing completions in the Detailed Emergency Planning Zones (DEPZs) surrounding AWE Tadley². Development within the DEPZs surrounding Tadley AWE will be managed in partnership¹ to ensure that there is capacity to safely accommodate a permanent net increase in population³. Opportunities that arise for development in the future should be located within the existing developed urban area, or through the Allocations and Delivery DPD.
2. Continue permitting development within Tadley irrespective of the HSE's position to 'advise against' development which results in a net positive increase in population – essentially have no policy relating to this issue.
3. Only allow development within the DEPZs which accounts for natural growth, essentially only permitting the difference between births and deaths.

Summary of Appraisal work: Policy option 1 would result in the most balanced policy in terms of seeking to maintain public safety whilst ensuring that there are opportunities for new housing to meet housing need, and some economic growth. It is therefore the most positive in terms of the social and economic Sustainability Appraisal objectives. Policy option 2 could result in community safety issues, although it would have a more positive impact on other social and economic issues such as housing provision and economic development. Policy option 3 would take a cautious approach to the safety issue but would have negative implications for social and economic objectives including the provision of housing, regeneration, economic growth and employment opportunities. These policies generally have a negligible impact on environmental objectives (although, indirectly, more development in association with option 2 could result in greater environmental impact).

SA Objective	Core Strategy Approaches		
	1	2	3
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	+	?	-
	This policy option would ensure that residents were able to live in a safe environment and homes would be delivered as opportunities arose.	More development in Tadley would create more affordable housing and contribute to a sustainable community. However, safety concerns would still be relevant.	By restricting development to natural growth, those growing up in Tadley, would not have the opportunity to stay within the community, and there would be a shortage of affordable housing and new homes generally.

2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	+	+	-
	By safely accommodating the population of Tadley, residents would be able to achieve a good quality of life in a safe environment.	Deprivation and inequalities would be reduced with more affordable housing, and the subsequent improvements in infrastructure a greater population would provide.	It would be impossible to reduce deprivation and inequalities within Tadley, as restrictions on housing would exacerbate existing inequalities and there would be limited opportunities to address this issue.
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	0	0	0
	This policy is focused on issues surrounding development and the subsequent safety implications this would have – the policy does not discuss climate change issues as there are dealt with in other core strategy policies.	This policy is focused on issues surrounding development and the subsequent safety implications this would have – the policy does not discuss climate change issues as there are dealt with in other core strategy policies.	This policy is focused on issues surrounding development and the subsequent safety implications this would have – the policy does not discuss climate change issues as there are dealt with in other core strategy policies.
(4) To protect, and enhance local biodiversity, flora and fauna	+	+	+
	If additional housing were planned, biodiversity issues would be taken into account at the planning application stage and could then, if necessary could be mitigated.	If additional housing were planned, biodiversity issues would be taken into account at the planning application stage and could then, if necessary could be mitigated.	There would be limited additional housing. If additional housing were planned, biodiversity issues would be taken into account at the planning application stage and could then, if necessary could be mitigated.
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	+	+	+
	By locating future development in the existing developed area, it is unlikely that landscape, soils and geological interest would be affected by future development. If development were likely to have a negative impact, this would be considered in the planning process and could be mitigated.	If additional housing were planned, landscape, soil and geological issues would be taken into account at the planning application stage and could then, if necessary could be mitigated.	There would be limited additional housing. If additional housing were planned, landscape, soil and geological issues would be taken into account at the planning application stage and could then, if necessary could be mitigated.

6) To maintain and improve the quality of water resources in the Borough	0	0	0
	It is unlikely that the water resource would be directly affected by this policy.	It is unlikely that the water resource would be directly affected by this policy.	It is unlikely that the water resource would be directly affected by this policy.
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	0	0	0
	Development would be located sequentially and the impact would therefore depend on the nature/location of any new development.	Development would be located sequentially and the impact would therefore depend on the nature/location of any new development.	Development would be located sequentially and the impact would therefore depend on the nature/location of any new development.
8) To improve sustainable accessibility to all services and facilities	0	0	0
	This policy considers the principle of development for safety reasons and does not address issues of accessibility to services and facilities.	This policy considers the principle of development for safety reasons and does not address issues of accessibility to services and facilities.	This policy considers the principle of development for safety reasons and does not address issues of accessibility to services and facilities.
9) To improve choice and access to sustainable transport options	0	0	0
	This policy considers the principle of development for safety reasons and does not address issues of sustainable transport options.	This policy considers the principle of development for safety reasons and does not address issues of sustainable transport options.	This policy considers the principle of development for safety reasons and does not address issues of 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
	This policy would not in itself affect educational attainment or opportunities for new skills.	This policy would not in itself affect educational attainment or opportunities for new skills.	This policy would not in itself affect educational attainment or opportunities for new skills.
11) To develop a diverse and competitive knowledge-based economy	+	+	-
	By maintaining monitoring population levels in partnership with the HSE, it is likely that the economy of Tadley will continue to develop.	Increasing population levels in Tadley are likely to encourage economic growth within the area.	With a limited increase in population, it is unlikely that businesses would want to invest in Tadley.

12) To maintain high and stable levels of employment	+	+	-
	By maintaining monitoring population levels in partnership with the HSE, it is likely that the economy of Tadley will continue to develop, helping to support employment.	Increasing population levels in Tadley are likely to encourage economic growth within the area, resulting in further employment.	With limited population growth, it is unlikely that businesses would want to invest in Tadley and this would affect levels of employment.
13) To maintain and enhance sustainable economic growth	+	+	-
	By maintaining monitoring population levels in partnership with the HSE, by addressing safety concerns, levels of economic growth will be sustainable.	Increasing population is likely to encourage economic growth in Tadley.	With limited growth, it is unlikely that businesses would want to invest in Tadley. Economic growth would therefore be unlikely.
14) To enhance the attractiveness of the Borough to visitors	+	-	0
	This option places emphasis on the reuse of brownfield land within Tadley, which would improve the built environment and enhance the attractiveness of the area.	The attractiveness of the area could be undermined by the safety issues, which would still affect Tadley.	With no change in the population of Tadley, there would be little change to the built environment.
15) To protect and enhance distinctive and high quality features of the local built environment	+	+	?
	This option places particular emphasis on the need to develop previously developed land within Tadley, which would result in the reuse of previously development land, and would contribute positively to the built environment.	New development in Tadley would be expected to enhance to the local built environment; this would be considered at the planning application stage.	It is unclear how this option would contribute to the built environment of Tadley, as little development would be likely to take place with this option.
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	+	+	-
	This option places particular emphasis on the need to develop previously developed land within Tadley, which would make the best use of previously development land, and existing buildings,	It is considered that an increase in population in Tadley would encourage the use of previously developed land, ensuring greater efficiency.	By only allowing natural growth previously developed land would not be re-used to its full potential; therefore this option would not be an efficient use of land.

(17) To create and sustain vibrant settlements and communities	+	-	-
	By working in partnership with the HSE to ensure that population levels remain safe, Tadley would be able to support a number of businesses and would remain a vibrant settlement.	Whilst the settlement of Tadley may be vibrant, the underlying safety issues could mean that an unchecked increase in population could undermine the sustainability of the area.	By only allowing for natural growth, those who grew up in Tadley would be unable to live there. There would be little or no inward migration into the area and for these reasons it is considered that Tadley would no longer be a vibrant settlement.
18) To promote and improve access to open space and countryside	0	0	0
	This policy considers the principle of development for safety reasons and does not address issues of open space and countryside.	This policy considers the principle of development for safety reasons and does not address issues of open space and countryside.	This policy considers the principle of development for safety reasons and does not address issues of 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
	By monitoring development to ensure it is provided safely, the community would be safer and investment in infrastructure would result in healthier communities.	This approach would not protect the public. Development in spite of HSE advice would not contribute to a safe community and would put those living in the area at risk in case of an emergency event.	A static population would be unlikely to impact on this objective. Whilst those living in Tadley would be safe in the event of an emergency, it is unlikely that further investment would be made into health and well being of residents.

Basing View

Core Strategy Approaches:

1) Basing View is allocated as a strategic location to create a 21st century business park of sub-regional importance to provide modern, flexible office accommodation and supporting uses, as shown on the proposals map.

Regeneration of this area will be delivered through a partnership approach and will include the following benefits to deliver the ambition for the local economy:

- i. create a 21st Century business location of sub-regional importance by re-establishing Basing View as the borough's focus for the provision of premier sustainable business facilities through the provision of modern, flexible office developments and supporting uses in the broad location shown on Map X.**
- ii. provide increased accessibility by all modes of transport, including the enhancement of pedestrian links with safe, surface crossings to the town centre, railway station, Alencon Link and Eastrop Park**
- iii. offer the benefits of a campus location within walking distance of the town centre**
- iv. make more efficient and effective use of under used/vacant land including transforming a 1960s roundabout at Eastrop Place into a new 'urban place'**
- v. improve the public realm and create a high quality, safe and attractive environment.**
- vi. Utilise opportunities for environmental enhancement through the incorporation of renewable energy solutions and sustainable construction, endeavouring to exceed standards where possible.**

Complementary uses to support the business environment will be focussed in the western area of Basing View and must not compete with the primary shopping area of the town centre.

The regeneration of the area will be phased over an approximate 20 year period and the specific development details will be strengthened through a Supplementary Planning Document which would be developed through close working with the local community and appointed partner.

2) No allocation of Basing View for regeneration (this is not the preferred option as the regeneration of Basing View is central to improving image of Basingstoke and would help make the best use of currently under utilised land, providing significant economic benefits to the area).

3) Allow more flexibility of use within Basing View (this is not the preferred option as it could result in non employment uses dominating the area which would not enable Basing View to reach its economic potential. Furthermore greater flexibility of uses could undermine the vitality of the primary town centre which again could affect economic prosperity preventing Basing View meeting its sub regional potential).

Summary of Appraisal work:

The regeneration of Basing View proposed under policy option 1 would provide significant benefits in terms of the economic, social and environmental SA objectives. In particular, there would be development and employment opportunities, increasing the attractiveness and accessibility of an important site in Basingstoke Town, improved community safety and enhanced access to open space and environmental performance of buildings. If there were no Core Strategy policy for Basing View (as for policy option 2), there would be less opportunities to ensure a comprehensive development with wider benefits. This approach would be detrimental to economic development within the town centre and could result in lost opportunities to enhance the local environment, access to public open space, accessibility of the business park and community safety. Policy option 3, with a more flexible approach, could produce social, economic and environmental improvements but there would be less certainty and the potential for more uses on the site may prevent it from reaching its economic potential (although there may be other social benefits, such as greater housing opportunities).

SA Objective	Core Strategy Approaches		
	1	2	3
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	- This policy option considers the regeneration of Basing View as a business location and will not provide any residential development.	- This policy option considers leaving Basing View and not allocating it for regeneration. There would therefore be no residential development and it will have little or no affect on this sustainability objective.	+/? This option could include the provision of residential development at Basing View as there would be more flexibility in the uses permitted. Whilst this would provide housing for residents of the borough, it may prevent Basing View from reaching its economic potential.
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	+ The regeneration of Basing View will result in the creation of a range of jobs and supporting roles that it is envisaged will have a positive impact upon deprivation and inequalities between residents and neighbourhoods.	0 By not allocating Basing View for regeneration, there will be less focus for redevelopment and it may result in a less comprehensive redevelopment. Fewer jobs may be created, and it would have a less positive impact upon deprivation and inequalities within the borough.	? Whilst allowing more flexibility in uses at Basing View may create more employment and housing in the long run, it is possible that inappropriate uses in this location may harm the health and vitality of the town centre. It is therefore unclear whether such a policy option would have a positive or negative impact upon deprivation and inequality.

3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	+	-	+
	This policy outlines the ambition to utilise opportunities for environmental enhancement via renewable energy solutions and sustainable construction, all of which will contribute to managing the impact of climate change.	Many of the buildings at Basing View were constructed in the 1960's and 1970's and as a result are low in energy efficiency. A policy of not allocating Basing View for regeneration will not improve this situation, so would offer limited opportunity to reduce emissions and manage climate change impact.	Allowing more flexibility within Basing View, is likely to require improvements to existing buildings, improving their efficiency, although it will be dependent on the nature of the proposals and their environmental performance
(4) To protect, and enhance local biodiversity, flora and fauna	+	0	?
	The regeneration scheme for Basing View involves landscaping areas of the site, which could provide opportunities to improve the biodiversity of the area.	By not allocating Basing View, and leaving the site as it is, it is envisaged that there will be little or no change to the biodiversity of the area.	It is unclear how allowing a range of uses at Basing View will impact upon the biodiversity, flora and fauna of the area.
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	+/?	0	?
	The regeneration scheme for Basing View involves landscaping areas of the site, which is likely to improve the local landscape, although it is unclear how this would impact upon the soils and geological interests of the area.	By not allocating Basing View for regeneration, it is considered that landscape, soils and geological interests will remain unchanged.	With little information on how allowing a range of uses at Basing View will affect the site, it is difficult to guess how landscape, soils and geological interests will be affected.

6) To maintain and improve the quality of water resources in the Borough	+	0	?
	This policy option outlines opportunities for environmental enhancement at Basing View, which would cover water quality and use of water resources.	If Basing View was not allocated for regeneration, it is assumed that there would be little or no change to existing water quality and water resources.	It is unclear if a more flexible approach to uses at Basing View would affect water quality and resources. This would depend in part on the types of uses that were allocated and with no further information this cannot be determined at this time.
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	+	0	+
	This policy option outlines opportunities for environmental enhancement at Basing View, which it is assumed would address flood risk issues. Any new development would have to take into account flood risk issues at the planning application stage.	It is considered unlikely that Basing View continuing to function in its present state would have any impact on flood risk issues.	This policy option considers a more flexible approach to uses within Basing View. Any new development or change of use would have to take into account flood risk issues at the planning application stage.
8) To improve sustainable accessibility to all services and facilities	++	0	+
	This policy option aims to increase accessibility by all modes of transport to the site, and includes enhancement of pedestrian links to the town centre and railway station.	By not allocating Basing View for regeneration accessibility to the site and the wider area will remain unchanged.	It is considered likely that by allowing more flexible uses at Basing View, sustainable accessibility to the site may improve.
9) To improve choice and access to sustainable transport options	++	0	+
	This policy option aims to increase accessibility by all modes of transport to the site, and includes enhancement of pedestrian links to the town centre and railway station.	By not allocating Basing View for regeneration, access to sustainable transport options to the site and the wider area will remain unchanged.	It is considered likely that by allowing more flexible uses at Basing View, sustainable transport options to the site may improve.

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
	This policy option discusses the benefits of a campus location at Basing View within walking distance of the town centre. A regenerated Basing View would encourage new businesses to invest in Basingstoke, providing more jobs and supporting the economic competitiveness of the borough.	It is considered unlikely that Basing View in its current form will improve educational attainment within the borough.	Allowing a wider range of uses at Basing View is unlikely to improve educational attainment. A range of uses may provide further employment, but may prevent Basing View from reaching its economic potential.
11) To develop a diverse and competitive knowledge-based economy	++	-	?
	The regeneration of Basing View aims to create a 21 st century business location, providing sustainable, flexible office developments, bringing new businesses to the area.	Basing View at present is not a competitive business location, and is unlikely to attract new business to the area.	Allowing a range of uses to the Basing View site would help to create a diverse economy, however such a policy may prevent Basing View from reaching its economic potential. Some uses may also have a negative impact upon the vitality of the town centre.
12) To maintain high and stable levels of employment	++	0	?
	The regeneration of Basing View aims to create a 21 st century business location, providing sustainable, flexible office developments, bringing new businesses to the area, helping to maintain high and stable levels of employment in the borough.	Basing View at present is not a competitive business location, and is unlikely to attract new business to the area. It is uncertain whether this factor may cause businesses were to relocate newer offices and whether this would have a negative impact on employment figures.	Allowing a range of uses at Basing View may in the short term provide employment at the site, however such uses may not provide long term employment opportunities on the scale of those likely to be provided by office uses.

13) To maintain and enhance sustainable economic growth	++ The regeneration of Basing View aims to create a 21 st century business location, providing sustainable, flexible office developments, bringing new businesses to the area, helping to maintain and enhance economic growth.	- Basing View at present is not a competitive business location, and is unlikely to attract new business to the area or enhance sustainable economic growth.	? Allowing a range of uses at Basing View may in the short term provide employment at the site, however such uses may not provide sustainable economic growth likely to be provided by office uses.
14) To enhance the attractiveness of the Borough to visitors	++ This policy option aims to improve the public realm at Basing View to create high quality, sustainable modern office facilities, replacing older buildings to create an attractive business environment.	-- The 1960's and 1970's buildings currently occupying the Basing View site are not particularly attractive and give an negative impression to those visiting the borough. By not allocating the site for regeneration this situation is likely to remain unchanged.	+ Allowing a range of uses at Basing View is likely to improve the public realm and create a more attractive environment.
15) To protect and enhance distinctive and high quality features of the local built environment	++ This policy option aims to improve the public realm at Basing View to create high quality, sustainable modern office facilities, replacing older buildings to create an attractive business environment. A master planning approach will ensure that the development responds to the local built environment.	0 There would be no change to the built environment around Basing View; therefore such a policy would make no difference to the features of the built environment.	+ Allowing a range of uses at Basing View is likely to improve the public realm and create a more attractive 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	+	--	+
	This policy option set out ambitions to make more efficient use of land that is currently under used or is vacant. The policy option also aims to utilise opportunities for environmental enhancement through the incorporation of renewable energy solutions.	At present the Basing View site is under utilised and does not make an efficient use of the land available. This would remain unchanged if the site were not allocated for regeneration.	It is unclear how allowing more flexibility of uses within Basing View would impact upon efficiency of resources, but it is likely to encourage more efficient use of land have an improved environmental performance.
(17) To create and sustain vibrant settlements and communities	+	0	+
	The regeneration of Basing View would improve the public realm, create a 21 st century business park, making better use of the area, therefore helping to create and sustain vibrant settlements.	If Basing View were to remain unchanged, it is unlikely it would make any further contributions to the creating and sustaining of vibrant settlements and communities.	Allowing more flexibility of uses within Basing View would contribute to improving an underused area of land and would potentially contribute to creating a vibrant settlement.
18) To promote and improve access to open space and countryside	+	0	?
	This policy considers the need for regeneration of the Basing View business area, and the masterplan includes proposals to improve access to public open space.	This policy considers the need for regeneration of the Basing View business area, and does not consider access to open space and the countryside.	This policy considers the need for regeneration of the Basing View business area, and does not consider access to open space and the countryside although it could be provided as part of any redevelopment.
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	++	0	+
	This policy option aims to improve the public realm and create high quality, safe and attractive environments.	If this policy option were adopted, Basing View would remain unchanged and no improvements would be made to community safety, fear of crime and antisocial behaviour.	It is considered likely that allowing more flexibility of uses at Basing View would increase footfall and surveillance of the site, which would help to reduce crime and fear of crime.

20) To improve health and well-being through the development of healthy communities	+	0	?
	This policy option advocates enhanced pedestrian links with the town centre and railway station, as well as increased accessibility by all modes of transport which it is hoped would encourage people to walk and cycle.	If unallocated, it is unlikely that Basing View would be able to improve health and well being; there would be little investment in sustainable transport infrastructure, such as pedestrian routes and cycleways.	It is unclear whether more flexibility in uses at Basing View would help to improve health and wellbeing, as this would depend on whether investment was made into the infrastructure of the site.

Biodiversity

Core Strategy Approaches:

1. The council will work in partnership with developers, landowners, the local community and other organisations to secure enhancements to the borough's biodiversity.

The council will expect new development to make a contribution to habitat creation and restoration by:

- providing accessible natural greenspace;
- linking existing areas of habitat, either through direct physical connection or 'stepping stone' habitats; and
- contributing to the total habitat creation and restoration needs of the borough that are required for successful biodiversity conservation including on-site provision for strategic sites.

In terms of protecting existing biodiversity resources, the council will have regard to the conservation status of the species or habitat concerned and, in addition to those that have protection through national or regional planning policies, will give weight to those that are listed as notable species in Hampshire.

2. No policy. Arguably already covered by national policy – reliance on national policy means that areas for restoration or creation of new priority habitats and species are not recognised by policy, some SSSIs not covered by an international designation are not protected by local planning policy and there is a lack of criteria in which to judge development proposals affecting sites of biodiversity interest.

Summary of Appraisal work: Approaches 1 and 2 are on the whole largely compatible with the relevant sustainability objectives in terms of providing opportunities for the creation and restoration of habitats and priority species. However, approach 1 offers advantage in terms of offering more protection for regionally and locally important sites, having regard to the conservation status of the sites and therefore scores more positively in terms of some of the environmental objectives. Approach 2 does not recognise opportunities for the identification of any areas or sites for habitat creation nor does it recognise habitats of regional and local importance and would offer less flexibility to meet national and regional targets. There are more uncertainties associated with not having a local policy. Both approaches largely has a negligible impact on economic objectives and accessibility objectives.

SA Objective	Core Strategy Approaches	
	1	2
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	0	0
	A policy on Biodiversity has limited effect on the provision of housing although it may guide the location and design of new developments.	Limited effect on the provision of housing although national guidance may guide the location and design of new developments.

2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	0	0
	A policy on Biodiversity has limited effect on deprivation although it may guide the location and design of new developments, and it will seek to ensure the accessible provision of natural greenspace for all.	Negligible impact
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	++	+
	This policy is compatible with this objective by providing opportunities for conservation and habitat creation and retaining greenspace.	This approach would provide opportunities for conservation and habitat creation and in retaining/providing greenspace in line with national policy.
(4) To protect, and enhance local biodiversity, flora and fauna	++	?
	Contributes to the creation and restoration of habitats for priority species to ensure no net loss of biodiversity.	Contributes to the creation and restoration of habitats but offers less protection for regionally and locally designated sites, of which some may not benefit from protection under legislation. Does not enable the flexibility to identify areas or sites for the restoration or creation of habitats.
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	+	+
	Should protect and enhance the Borough's landscape and diversity.	Should protect and enhance the Borough's landscape and diversity.
6) To maintain and improve the quality of water resources in the Borough	+	+
	These areas are interlinked, and in principle, the protection of biodiversity interests are compatible with the objective of maintaining and improving water resources.	These areas are interlinked, and in principle, the protection of biodiversity interests are compatible with the objective of maintaining and improving water resources.

7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	++	+
	A sequential approach to accessible natural space for development proposals particularly within strategic sites should help to ensure that the most vulnerable uses within development are steered towards the lowest area of risk. In principle, the maintenance and creation of greenspaces is beneficial for flood protection.	Opportunities for the incorporation of beneficial biodiversity features within development proposals should follow a sequential approach to ensure that the most vulnerable uses are steered towards the lowest area of risk. In principle, the maintenance and creation of greenspaces is beneficial for flood protection.
8) To improve sustainable accessibility to all services and facilities	0	0
	Generally a negligible impact, although this policy would potentially improve access to greenspace	Generally a negligible impact, although national policy would potentially improve access to greenspace.
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
11) To develop a diverse and competitive knowledge-based economy	0	0
12) To maintain high and stable levels of employment	0	0
13) To maintain and enhance sustainable economic growth	0	0
14) To enhance the attractiveness of the Borough to visitors	++	+
	Enhancements to biodiversity should contribute to an improved image of the borough.	Enhancements to biodiversity should contribute to the image of the borough, but is less prescriptive in setting out priorities for habitats/species at a regional and local level.
15) To protect and enhance distinctive and high quality features of the local built environment	0	0
	This policy would have a negligible impact on this.	This approach would have a negligible impact on this.

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	0	0
	This policy would have a negligible impact on this.	This approach would have a negligible impact on this.
(17) To create and sustain vibrant settlements and communities	?	?
18) To promote and improve access to open space and countryside	+	?
	Linking existing areas of habitats may improve access to the countryside.	This approach doesn't necessarily enable new greenspace.
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	0	0
	These issues are unrelated.	These issues are unrelated.
20) To improve health and well-being through the development of healthy communities	+	?
	Accessible provision of natural greenspace is thought to have a positive impact on health and well-being	National policy may be limited in seeking to contribute to the biodiversity needs of the borough, although in principle the protection of biodiversity is thought to have a positive impact on health and well-being.

Community, leisure and cultural facilities

Core Strategy Approaches:

1. The borough council will seek to retain and maintain existing high community value facilities and services and, where appropriate, seek to improve quality and capacity of high community value facilities. Proposals that would result in the loss of sites and buildings currently or last used for the provision of facilities or services will be resisted except where it can be demonstrated that:

- i) The facility can be shown to be surplus to all requirements in the functions that it can perform, or it is no longer feasible to retain it**
- ii) Replacement or improved facilities will be at least equivalent in terms of quality, quantity and accessibility and there will be no overall reduction in the level of facilities in the area of the development**
- iii) The proposal will provide sufficient community benefit which meets evidence of a local need, to outweigh the loss of the facility**

Where there is evidence of need that cannot be met by existing provision the borough council will seek to enable the development of new provision in suitable locations in line with the hierarchy approach and standards set out in the Delivery and Implementation Plan.

2. Seek to retain and maintain existing high community value facilities and services and, where appropriate, seek to improve quality and capacity of high community value facilities but rely on national guidance to resist the loss of facilities and services.

Summary of Appraisal work: Both approaches have either a positive, negligible or uncertain impact on the Sustainability Objectives. Approach 1 should provide facilities and services which meet specific local needs with a focus on retaining and maintaining existing provision, and providing new provision where existing provision cannot remedy local deficiencies. It is therefore largely supportive of the social sustainability objectives, particularly those related to the creation of sustainable and vibrant communities. Approach 2, whilst still seeking to retain community facilities, is less flexible to meet local needs and does not recognise surpluses or deficiencies and therefore would be a less sustainable option. These approaches are likely to have a significant impact on the environmental objectives (although there may be secondary impacts dependent on specific development proposals which cannot be anticipated at this stage). Policy option 1 is generally supportive of the economic development objectives by supporting local employment opportunities.

SA Objective	Core Strategy Approaches	
	1	2
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	+	?
	Should contribute to the creation of sustainable communities.	Less prescriptive in terms of proposals that would result in the loss of a facility which may mean that no replacement facility is provided and/or facility does not meet local need.

2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	+	?
	Should retain existing high community value facilities, and provide new provision where appropriate to remedy deficiencies where there is a local need.	Should seek to retain existing high community value facilities, but less prescriptive in terms of loss of facilities which may lead to particular types of services no longer being provided to that community.
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	0	0
	Protection of community, leisure and cultural facilities have a negligible impact on this objective.	Protection of community, leisure and cultural facilities have a negligible impact on this objective.
(4) To protect, and enhance local biodiversity, flora and fauna	0	0
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	0	0
6) To maintain and improve the quality of water resources in the Borough	0	0
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	0	0
8) To improve sustainable accessibility to all services and facilities	+	?
	Should ensure that facilities are accessible and are provided within appropriate distance thresholds. Depends on viability and feasibility of provision but replacement/improved facilities should be at least equivalent in accessibility.	Depends on the location and function of existing high community value facilities but proposals which result in the loss of facility may not necessarily be of equal community benefit or meet local need.
9) To improve choice and access to sustainable transport options	0	0
	This policy approach has a negligible impact on transport options	This policy approach has a negligible impact on 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.	+	+
	Facility or service may provide opportunities to learn new skills and lifelong learning.	Facility or service may provide opportunities to learn new skills and lifelong learning.

11) To develop a diverse and competitive knowledge-based economy	+	+
	May provide opportunities to learn new skills and/or employment opportunities.	May provide opportunities to learn new skills and/or employment opportunities.
12) To maintain high and stable levels of employment	+	+
	May provide opportunities to learn new skills and/or employment opportunities.	May provide opportunities to learn new skills and/or employment opportunities.
13) To maintain and enhance sustainable economic growth	+	+
	Cultural and/or leisure facilities may contribute to the borough's economic growth.	Cultural and/or leisure facilities may contribute to the borough's economic growth.
14) To enhance the attractiveness of the Borough to visitors	+	+
	Cultural and/or leisure facilities may provide attractions for visitors.	Cultural and/or leisure facilities may provide attractions for visitors.
15) To protect and enhance distinctive and high quality features of the local built environment	?	?
	In principle this policy approach is compatible with this objective but new developments may impact on the local environment.	In principle this policy approach is compatible with this objective but new developments may impact on the local 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	+	?
	Should encourage proposals for the replacement and/or improved facilities to make more efficient use of land in terms of quality and/or quantity.	The loss of low value facility to an alternative land use may provide a better use of previously developed land. May result in deficiencies in community/leisure provision.
(17) To create and sustain vibrant settlements and communities	+	?
	Should ensure that the needs of communities are met and contribute to the creation of sustainable communities.	Should ensure that the needs of communities are met but less prescriptive in terms of loss of facilities which may result in some deficiencies meaning that the community may have to travel elsewhere for a particular service / facility.
18) To promote and improve access to open space and countryside	?	?
	Depends on the nature of the facility / service.	Depends on the nature of the facility / service.
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	+	+
	May help to reduce crime and anti-social behaviour by providing somewhere safe and/or activities to do.	May help to reduce crime and anti-social behaviour by providing somewhere safe and/or activities to do.

20) To improve health and well-being through the development of healthy communities	+	+
	Should encourage increased participation in physical activity and social engagement in the community.	Should encourage increased participation in physical activity and social engagement in the community.

Delivering High Quality Development

Core Strategy Approaches:

1. Local Policy:

All new development must contribute positively to local distinctiveness and sense of place and to the street scene. Development must be of a high quality, must make efficient use of land, and must be appropriate and sympathetic to its setting in terms of scale, height, density, layout, appearance, materials, location, access to services and its relationship to adjoining buildings and landscape features.

Development will be expected to reinforce local identity and character by:

- Appreciating the different design needs of rural and urban areas
- Recognising the need to improve the image of Basingstoke Town and its local distinctiveness by promoting high quality, innovative design incorporating new gateway, landmark or tall buildings in appropriate locations.
- Taking into account documents that identify the local character and distinctiveness of an area that are valued by local communities.
- Responding to and enhancing the north Hampshire vernacular architecture of the built and natural environment of the borough where appropriate

Development will be expected to:

- Provide a clear distinction between public and private spaces
- Protect, enhance and create areas that contribute to the public realm
- Be well connected and easy to navigate
- Be accessible to all and offer a wide choice of sustainable transport modes
- Be on a human scale, providing safe and secure environments that provide natural surveillance to reduce opportunities for crime
- Promote buildings that are durable, flexible and adaptable and that are able respond to changing social, technological and economic conditions
- Contribute to the greening of the environment, enhancing opportunities for biodiversity and protecting important trees and landscape features

2. No policy – reliance on national design guidance

Summary of Appraisal work: The Sustainability Appraisal of Option 1, the local design policy, identifies that this policy would have a number of positive impacts on the SA objectives, covering environmental, social and economic objectives. The reason for any negative impacts relates to the lack of any mention of sustainable design and construction, but this is likely to be dealt with by another policy. If there were no local design policy (Option 2), there is no assurance that new development would take into account local character and distinctiveness, or look to improve the image of Basingstoke Town. Option 2 therefore has a less positive impact on the SA objectives, and more neutral or uncertain impacts.

SA Objective	Core Strategy Approaches	
	1	2
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	?/- The policy aims to improve the quality and durability of design but does not address sustainability in terms of construction, energy savings, water conservation etc. Also, it does not address living conditions i.e. amenity space, noise.	? National design guidance aims to ensure that high quality design is achieved although it gives detailed guidance on local considerations to be taken into account.
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	+/? Design can help to reduce inequalities and can improve quality of life, although the policy does not refer to living conditions. Whilst this policy aims to improve the design of development in the borough, it may not have an immediate impact upon existing neighbourhoods.	+/? National guidance requires high quality and inclusive design but would not be locally specific.
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	? This policy aims to encourage buildings that are durable, flexible and able to respond to changing conditions. However, this policy does not refer to the sustainability of buildings, which is being dealt with by another Core Strategy policy, or adaptation to climate change. It is also dealt with by the Design and Sustainability SPD but to ensure certainty, it should be within a Core Strategy policy.	? National guidance provides general guidance but would not seek locally enhanced standards – this would need to be set out in other Core Strategy policies. It is also dealt with by the Design and Sustainability SPD but to ensure certainty, it should be within a Core Strategy policy.
(4) To protect, and enhance local biodiversity, flora and fauna	++ The policy does make reference to protecting, enhancing and creating areas that contribute to the public realm – both the built and natural as well as contributing to the greening of the environment, enhancing opportunities for biodiversity and protecting important trees.	? Protection of biodiversity is addressed in national guidance but to ensure local biodiversity is protected it should be set out in local policy. There is other local guidance e.g. Living Landscapes.

(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	?	-
	Whilst the policy does not make reference to the protection and enhancement of soils, geological and geomorphologic interests, it does expect development to contribute to the greening of the environment and protect important trees and landscape features.	Without a local design policy, there is less of a requirement for new development to consider local landscape character.
6) To maintain and improve the quality of water resources in the Borough	0	0
	The policy does not refer to water resources in the borough; this issue is dealt with in more depth by a number of water policies contained elsewhere in the core strategy.	
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	0	0
	Flood risk is dealt with by other policies in the Core Strategy and this policy is considered to have a neutral effect upon this issue.	
8) To improve sustainable accessibility to all services and facilities	+	0/+
	This policy does not directly cover the issue of access to services and facilities, however it does expect development to be accessible to all and offer a wide range of sustainable transport modes.	National guidance still addresses sustainable accessibility regardless of design.
9) To improve choice and access to sustainable transport options	++	0
	This policy expects development to be accessible to all and offer a wide range of sustainable transport modes.	
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
	This policy does not considered educational attainment and as such would be considered to have a neutral effect upon this objective.	
11) To develop a diverse and competitive knowledge-based economy	0	0
	This policy does not consider economic issues and as such would be considered to have a neutral effect upon this objective.	
12) To maintain high and stable levels of employment	0	0
	This policy does not consider employment issues and as such would be considered to have a neutral effect upon this objective.	

13) To maintain and enhance sustainable economic growth	+	0
	Though this policy does not directly cover economic issues, improved design in areas such as Basing View and Basingstoke Town may have a positive impact, encouraging new businesses to locate to the area.	
14) To enhance the attractiveness of the Borough to visitors	++	-
	By improving design throughout the borough, it is considered likely that the attractiveness of the towns and villages will increase, attracting more visitors.	Without any local design policy, there is less opportunity to ensure that design is locally distinctive and protects local character of the settlements and countryside, or enhances the image of Basingstoke Town.
15) To protect and enhance distinctive and high quality features of the local built environment	++	-
	This policy aims to improve and reinforce the local distinctiveness of the built environment of Basingstoke and Deane.	Without any local design policy, there is less opportunity to ensure that design is locally distinctive and protects local character of the settlements and countryside
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	?	?
	The policy aims to promote buildings that are durable, flexible and adaptable to future conditions, enabling new building to be reused for a range of uses. The policy also encourages efficient use of land, although it doesn't refer to design/construction standards.	National guidance supports efficiency of resource use and use of previously developed land but it doesn't maximise design/construction standards.
(17) To create and sustain vibrant settlements and communities	++	?
	This policy aims to improve the built environment of Basingstoke and Deane, ensuring that new development of a high quality, responding to the local distinctiveness that is valued by local communities.	Whilst national guidance is supportive of high level design and vibrant communities, without local policy to retain local character and distinctiveness and enhance the image of Basingstoke the plan may be less effective in this respect.
18) To promote and improve access to open space and countryside	+	0
	This policy aims to protect, enhance and create areas that contribute to the public realm (both built and natural) as well as contributing to the greening of the environment.	This is largely dependent on other policies.

19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	++	+
	The policy makes reference to the expectation that new development will provide a safe and secure environment that provide natural surveillance and reduce opportunities for crime.	National policy expects new development to be high quality, inclusive and secure by design.
20) To improve health and well-being through the development of healthy communities	?	?
	The policy expects new development to offer a wide range of sustainable transport options, which may encourage people to walk and cycle, although it doesn't refer to living conditions and amenities.	National guidance ensures certain minimum standards in this respect.

Green Infrastructure

Core Strategy Approaches:

1. The borough council, working in partnership with the local community, developers, landowners and other organisations, will develop and maintain a network of high quality 'multi-functional' green spaces in line with standards set out in the Delivery and Implementation Plan. This will:

- create a range of open space types to meet identified needs, varying from strategic to local provision;
- provide opportunities for informal recreation and access to nature within appropriate distance thresholds set out in the Delivery and Implementation Plan;
- aim to provide high quality safe green routes for pedestrians, cyclists and horse riders linking all accessible green spaces;
- develop an integrated network comprising public and private open space, and public rights of way;
- contribute to biodiversity conservation through the management of existing accessible natural green space and through the restoration and creation of habitats as set out in the biodiversity policy;
- contribute to the protection and enhancement of landscape quality and character, including the historic dimension;
- contribute to the mitigation of climate change through natural drainage, flood water storage, carbon capture, and pollution and microclimate control.

Proposals for the replacement or redevelopment of public and private open spaces will not be permitted except where it can be demonstrated that:

- i) Replacement or improved areas will be at least equivalent in terms of quality, quantity and accessibility standards and there will be no overall negative impact on the provision of green infrastructure;
- ii) The open space can be clearly shown to be surplus to local requirements in terms of informal recreation, biodiversity, landscape character, urban design and climate change mitigation and any other functions which it may perform;
- iii) The proposal will meet evidence of local need in such a way as to outweigh the loss of open space.

Green infrastructure will be delivered by seeking a combination of on-site and off-site provision linked to new development, as appropriate to meet greenspace recreation needs, habitat restoration and creation targets and other green infrastructure needs as set out in the Delivery and Implementation Plan. The council will develop a strategy in order to remedy identified deficiencies in the green infrastructure network identified by XXX map (in the Core Strategy).

2. Criteria-based policy (as above) to deal with proposals for the replacement or redevelopment of open space (as in current local plan)

3. Blanket protection for all areas of open space

Summary of Appraisal work: Approaches 1 and 2 are broadly compatible with the sustainability objectives, particularly the social and environmental objectives in terms of ensuring that the loss of open space is only permitted provided it can be shown to be surplus to all requirements. However, if Approach 2 did not set out the functions that open space can perform, it would not perform so well in relation to the environmental objectives in terms of water resources, biodiversity and landscape. There are a number of unknown effects associated with Approach 3 as it does not enable a more flexible role to be taken to open spaces which might not result in the most sustainable provision of green infrastructure. As a result Approach 1 is more flexible, and has a more positive impact in meeting specific local needs and ensuring that deficiencies can be remedied. Both approaches will have a negligible impact on the economic objectives.

SA Objective	Core Strategy Approaches		
	1	2	3
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	+	+	?
	Enables a flexible approach to be taken to the future role of open spaces in meeting the needs of existing residents as part of wider regeneration schemes. This policy will guide the location of new development.	Enables a flexible approach to be taken to the future role of open spaces but is less prescriptive in terms of creating a network of open spaces which may be limited in meeting local need. This approach will guide the location of new development.	Does not enable a flexible approach to be taken to the role of open spaces as part of regeneration projects to meet local housing needs. The quality/sustainability of open spaces may be compromised with this approach.

2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	+	+	?
	Should provide a range of open space types and improve green infrastructure in terms of quality, quantity and accessibility to meet local need.	In principle this policy approach should have a positive impact on this objective in principle although it is less flexible to respond to local need, may result in deficiencies and/or surpluses of types of provision.	In Less flexible to respond to local need. May restrict projects which aim to reduce inequalities such as regeneration schemes, the provision of community facilities on open space. Could also restrict the reprovision of appropriate green infrastructure in more appropriate locations.
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	+	+	?
	Should contribute to the mitigation of climate change through providing natural drainage, flood water storage, carbon capture and other functions.	Should contribute to the mitigation of climate change through providing natural drainage, flood water storage, carbon capture and other functions. This policy would not perform so well if the function it performed was not identified.	In principle, protection of open space is compatible with this objective although it provides less opportunities for provision of new/improved green spaces that could reduce further emission s of greenhouse gases.
4) To protect, and enhance local biodiversity, flora and fauna	++	+	?
	Should promote and contribute to biodiversity through providing a network of green spaces. The loss of open space with biodiversity value should only occur where it can be shown to be surplus to local requirements including biodiversity.	Ensure that open space of biodiversity value is protected but is less flexible to allow the replacement of open space which could result in a higher quality open space making a greater contribution to biodiversity. This policy would not perform so well if the function it performed was not identified.	In principle this policy approach is compatible with this objective although there could be missed opportunities to create new/improved greenspaces.

5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	++	+	+
	Should ensure that the quality of the landscape is protected. The loss of open space which contributes to landscape character should only occur which it can be shown to be surplus to local requirements.	Ensure that land of landscape value is protected but is less flexible to allow the replacement of open space which could result in a higher quality open space making a greater contribution to landscape character. This policy would not perform so well if the function was not identified.	In principle this policy approach is compatible with this objective although there could be missed opportunities to create new/improved greenspaces which could enhance the local landscape and soils.
6) To maintain and improve the quality of water resources in the Borough	++	+	+
	Development of green infrastructure corridors and green spaces will help to maintain the river network particularly in relation to strategic sites.	Ensure that land of value for water resources is protected but is less flexible to allow the replacement of open space which could result in a greater contribution to water resources. This policy would not perform so well if the function if the function was not identified.	In principle this policy approach is compatible with this objective although there could be missed opportunities to create new/improved greenspaces which could improve the quality of water resources.
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	++	+	?
	Should ensure that areas of open spaces that contribute to flood water storage are protected unless it can be shown to be surplus to local requirements.	Ensure that areas of open spaces that contribute to flood water storage are protected unless it can be shown to be surplus to local requirements. This policy would not perform so well if the function it performed was not identified.	Blanket of all open spaces may direct development to areas at highest risk.

8) To improve sustainable accessibility to all services and facilities	+	+	?
	Could enhance access through improved network of public rights of way and safe green routes connecting green spaces.	Replacement or improved areas will in accordance with appropriate distance thresholds and permit proposals for services and facilities on open space where appropriate.	Could mean that opportunities to connect open spaces are restricted.
9) To improve choice and access to sustainable transport options	0	0	0
	Negligible impact on transport options	Negligible impact on transport options	Negligible impact on 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	0	0	0
13) To maintain and enhance sustainable economic growth	0	0	0
14) To enhance the attractiveness of the Borough to visitors	+	+	+
	Policy should improve and enhance the image and attractiveness of the Borough.	Policy should contribute to the image and attractiveness of the Borough, but will not necessarily enhance it.	Policy should contribute to the image and attractiveness of the Borough, but will not necessarily enhance it.

15) To protect and enhance distinctive and high quality features of the local built environment	++ Should ensure that open space that contributes to urban design is protected. The loss of open space which contributes to urban design should only occur which it can be shown to be surplus to local requirements.	+ The loss of open space is not permitted unless it can be clearly shown to be surplus to local requirements including its function in terms of urban design. Less flexible to allow replacement proposals which may make a greater contribution to the built environment. This policy would not perform so well if the function it performed was not identified.	+ In principle this approach and objective are compatible although some areas of open space may contribute to the urban design of the area. Conversely some low value incidental areas may be protected which do not enhance 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	+ Enables a more flexible approach to be taken to the role of open spaces in meeting local needs, but may result in the loss of small incidental low value open space for other purposes making more efficient use of land.	+ Enables a more flexible approach to be taken to the role of open spaces in meeting local needs, but may result in the loss of small incidental low value open space for other purposes making more efficient use of land.	? Existing areas of open spaces are protected meaning that development is steered towards previously developed land. However, incidental or low value open space may be more efficiently used for other purposes.
17) To create and sustain vibrant settlements and communities	+ Should provide a range of open space types and improve green infrastructure in accordance with quality, quantity and accessibility standards in order to contribute to the creation of sustainable communities.	? Less flexible to respond to local need, may result in deficiencies and/or surpluses of types of provision. May be limited in meeting local need by restricting regeneration projects.	? Less flexible to respond to local need. May restrict projects which aim to reduce inequalities such as regeneration schemes, the provision of community facilities on open space. Could also restrict the reprovision of appropriate green infrastructure in more appropriate locations.

18) To promote and improve access to open space and countryside	++	+	?
	A network of green spaces connected by greenspace should improve access to open space and provide opportunities for informal recreation. Strategic provision should improve access to the countryside across the borough.	Less prescriptive in promoting access to open space and the countryside. Requirements to provide replacement provision within appropriate distance threshold standards should improve access to open space in general.	Existing open space limited in enabling access to open space and the countryside. Could restrict the reprovision of green infrastructure which would enable better access to the countryside.
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	+	+	?
	Provision of safe green routes and replacement or improved high quality areas should reduce the fear of crime i.e. good surveillance.	Replacement or improved high quality areas should reduce the fear of crime i.e. good surveillance.	Negligible impact but some existing open space could potentially be improved.
20) To improve health and well-being through the development of healthy communities	++	+	+
	Should provide opportunities for increased physical activity on a daily basis and encourage cycling and walking.	Should provide opportunities for physical activity but less flexible in meeting local identified needs.	Should provide opportunities for physical activity but less flexible in meeting local identified needs.

Housing Mix

Core Strategy Approaches:

- 1. Residential developments should provide a range of dwelling types and sizes. The mix on a site should have regard to**
 - Forecast demographic changes and household projections
 - Housing need, including special needs (based on the Housing Register, Annual Monitoring Report and other surveys of need)
 - The characteristics of the local area
 - Accessibility
 - Market considerations

Applicants will be required to demonstrate how the housing mix of a proposal has taken all of these considerations into account. The AMR will be used to monitor and inform the provision of housing, ensuring that it meets local needs and retains a balanced housing stock.

On larger sites [define], there should be a broad range of dwelling types and sizes including starter homes, two bedroom accommodation that would be attractive to 'downsizers' and family housing. Consideration should be given to the housing needs of those with special needs and housing to meet the needs of older persons, who will form an increasing proportion of the borough's population over the plan period. This includes bungalows and lifetime homes.

The Council will encourage developers to include a proportion of homes to be designed to Lifetime Mobility Standards, with the objective of achieving an overall 15% of all new homes in the Borough to this standard.

2. Prescriptive policy, with targets for particular dwelling types/sizes (as in current local plan) – not supported by national guidance and evidence base isn't conclusive on particular deficiencies in housing stock or future requirements – less flexible regarding site specifics and if the market changes. But easier to apply for development management purposes and offers more guarantee that specific dwelling sizes will be built.

3. No policy, led by market only – reliance on market could mean over-supply of particular dwelling type, no means of meeting specific local needs

Summary of Appraisal work: Approaches 1 and 2 have a generally positive impact on the social sustainability objectives in terms of flexibility to meet specific local needs and ability to respond to local circumstances, and change over the Plan period. Approach 3 raises concerns as it would not meet specific needs or necessarily deliver a range of housing or deliver sustainable communities, and therefore the delivery of a mix of housing would be dependent on national and regional guidance. All approaches have a largely negligible impact on the environmental objectives, and economic development objectives.

SA Objective	Core Strategy Approaches		
	1	2	3
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	++ Should provide a range of housing and some flexibility to meet the needs of the market.	+ Should provide a range of housing and some flexibility to meet the needs of the market but would be less flexible in terms of responding to changes in need over the Plan period.	? Would not necessarily provide opportunities for all, as it would be dictated by the market.
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	++ Should provide a range of housing and some flexibility to meet the needs of the market. Special needs would be provided for on larger sites.	+ Less flexible to respond to local need, and the character of the surrounding area. Though could be more prescriptive for specific housing requirements.	? No objective to meet specific local needs and/or to provide a range of housing.
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	? New, more efficient housing could replace older stock. Would depend on design, density and location of housing.	? New, more efficient housing could replace older stock. Would depend on design, density and location of housing.	? New, more efficient housing could replace older stock. Would depend on design, density and location of housing.
(4) To protect, and enhance local biodiversity, flora and fauna	0 House style / mix / tenure have no impact on biodiversity.	0	0
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	0	0	0
6) To maintain and improve the quality of water resources in the Borough	0	0	0
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	0	0	0
8) To improve sustainable accessibility to all services and facilities	? Depends on location and density.	? Depends on location and density.	? Less assurance that the policy will deliver sustainable communities.

9) To improve choice and access to sustainable transport options	?	?	?
	Depends on location and density.	Depends on location and density.	Depends on location and density.
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	0	0	0
13) To maintain and enhance sustainable economic growth	+	+	?
	Would provide range of housing for all of the workers in the employment market.	Would provide range of housing for all of the workers in the employment market.	If one type of housing provided, it may not meet all the range of needs or be attractive to all of the workforce.
14) To enhance the attractiveness of the Borough to visitors	0	0	0
	This would be unaffected by the type of housing.	This would be unaffected by the type of housing.	This would be unaffected by the type of housing.
15) To protect and enhance distinctive and high quality features of the local built environment	+	?	?
	Policy takes local character into account.	Policy provides less flexibility to respond to local character.	Dependent on other policies on design and the historic 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	?	?	?
	New, more efficient housing could replace older stock. Broadly compatible, would largely depend on design.	New, more efficient housing could replace older stock. Broadly compatible, would largely depend on design.	
(17) To create and sustain vibrant settlements and communities	+	+	?
	This policy would provide a range of house types to meet need.	Dependent on the proportion of housing mix.	Less inclusive policy may only provide particular types of housing.
18) To promote and improve access to open space and countryside	0	0	0

19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	++	+	0
	Largely compatible as provides a mix of housing, dependent on design.	Less flexible to provide a mix of housing.	Does not prescribe a mix of housing, less inclusive.
20) To improve health and well-being through the development of healthy communities	+	?	-
	Provides a range of housing to meet specific needs.	Dependent on other policy requirements. Less flexible to respond to changing needs.	No requirement to consider housing for special needs, Lifetime Mobility Homes etc.

Infrastructure Policies

Core Strategy Approaches:

Policy Option 1:

The council will work with infrastructure providers and stakeholders to identify the requirements for infrastructure provision and require developers to provide or contribute towards the cost of providing or enhancing appropriate physical and social infrastructure that arises as a result of proposed development to mitigate or manage the impact of development. Taking into account the economic viability of development, provision will be required through planning contributions and agreements where necessary to make development acceptable in planning terms and to achieve the objectives of sustainable development. A Planning Obligations SPD will set out standards and guidance for the proposed type and level of contributions that will be sought through planning obligations and any minimum size thresholds which will apply.

Policy option 2:

Planning permission will only be granted if it can be demonstrated that there is or will be sufficient capacity within existing infrastructure and services to support and meet all the requirements arising from the proposed development, using conditions or a planning obligation, where necessary, to mitigate any impacts and secure contributions for new and improved infrastructure.

Unless the planning application for development makes full and appropriate provision for all site-specific infrastructure and other development requirements, permission will only be granted if the developer has first entered into a planning obligation to secure such site-specific provision.

For off-site infrastructure and other development requirements (including, in particular, strategic infrastructure), permission will only be granted if the developer has first entered into a planning obligation to make a payment on the basis of a standard charge. Subject to arrangements to be set out in a separate Planning Obligations LDD, contributions received via this standard charge may be assembled into pools at an authority-wide level and to relevant Neighbourhood Management Area.

Policy option 3:

New development proposals will be required either to provide, or to contribute towards the provision of, the services, facilities and

infrastructure to meet the needs of the proposals and planning permission will only be granted where it can be demonstrated that there will be sufficient infrastructure capacity to support all the requirements of proposed development and to mitigate the impact on the existing community and the environment.

The council will work with infrastructure providers and stakeholders to identify the requirements for infrastructure provision to be set out in development briefs and masterplans and in the Infrastructure Delivery Plan and require developers to provide or contribute towards the cost of providing or enhancing appropriate physical and social infrastructure through conditions or planning obligations where necessary to make development acceptable in planning terms and to achieve the objectives of sustainable development.

Summary of Appraisal work:

The approaches for options 1 and 3 both state that the policy seeks to achieve the objectives of sustainable development. All of the approaches are broadly compatible with the relevant sustainability objectives in terms of creating vibrant settlements and communities and improving community safety and well-being. However, Options 1 and 3 make no reference to securing infrastructure off-site and as such may only affect those living in new developments rather than existing residents in other areas of the borough. Option 2 is supportive of social sustainability objectives in that it makes provision for off-site infrastructure and offers the opportunity to pool contributions at an authority-wide level, therefore potentially benefiting a wider section of the borough. However, it does not refer to working with infrastructure providers and stakeholders and makes no reference to a borough wide strategy to determine where the money would be spent. Whilst Options 1 and 2 both seek to mitigate any impacts of the development, Option 3 is the only one that specifically refers to mitigating the impact on the environment and therefore has a more positive impact on the environmental sustainability objectives. All of the approaches have a largely negligible impact on economic objectives.

SA Objective	Core Strategy Approaches		
	1	2	3
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	+	+	?
	This policy states that standards for infrastructure contributions will be set out in SPD. Whilst this will ensure that new developments contribute towards the infrastructure needed to provide sustainable, decent affordable homes, this will be done in a piecemeal approach and lacks a strategic and holistic overview of infrastructure delivery.	This policy is designed to secure infrastructure delivery for new developments, as well as securing contributions for infrastructure off site. This will ensure that residents have the necessary infrastructure in place, contributing to sustainable, decent homes.	This policy will ensure that contributions are sought for services, facilities and infrastructure for new developments. However, despite reference to the Infrastructure Delivery Plan the policy makes no reference to securing infrastructure off site and as such would only affect those living in new developments rather than existing residents in other areas of the borough.

2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	? This policy will help to reduce inequalities between neighbourhoods by securing infrastructure funding for new developments, however the lack of a strategic approach to infrastructure delivery means that provision will not necessarily be directed to those areas most in need, just those where new development is to take place.	+ This policy will help to reduce inequalities between neighbourhoods by securing infrastructure funding for new developments. This policy also states that contributions will be sought for off site infrastructure, helping to reduce inequalities and deprivation in areas that will not be receiving new development.	+/- This policy will ensure that contributions are sought for services, facilities and infrastructure for new developments. However, despite reference to the Infrastructure Delivery Plan the policy makes no reference to securing infrastructure off site and as such would only affect those living in new developments rather than existing residents in other areas of the borough. This may increase inequalities and would not address deprivation issues such as access to services.
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	0 This policy examines the delivery of infrastructure and does not address climate change issues. These are considered in other Core Strategy Policies.	0 This policy examines the delivery of infrastructure and does not address climate change issues. These are considered in other Core Strategy Policies.	0 This policy examines the delivery of infrastructure and does not address climate change issues. These are considered in other Core Strategy Policies.
(4) To protect, and enhance local biodiversity, flora and fauna	? This policy discusses developers contribution for infrastructure and it is unclear if this will contribute the protection and enhancement of biodiversity, flora and fauna. The policy does not specify the type of projects contributions would be put towards.	? This policy discusses developers contribution for infrastructure and it is unclear if this will contribute the protection and enhancement of biodiversity, flora and fauna. The policy does not specify the type of projects contributions would be put towards.	+ Whilst not directly discussing biodiversity, flora and fauna, this policy does make reference to the need to mitigate the impact of development on the environment.

(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	?	?	+
	This policy discusses developers contribution for infrastructure and it is unclear if this will contribute the protection and enhancement of landscape, soil and geological issues. The policy does not specify the type of projects contributions would be put towards	This policy discusses developers contribution for infrastructure and it is unclear if this will contribute the protection and enhancement of landscape, soil and geological issues. The policy does not specify the type of projects contributions would be put towards.	Whilst not directly discussing landscape and geological issues, this policy does make reference to the need to mitigate the impact of development on the environment.
6) To maintain and improve the quality of water resources in the Borough	?	?/-	+
	Water quality issues are dealt with in another Core Strategy Policy, however whilst this policy does state that the council will work with infrastructure providers and stakeholders to ensure requirements are identified, it is unclear how this would result in improvements to water quality.	Water quality issues are dealt with in another Core Strategy Policy. This policy makes no reference to working with infrastructure providers and stakeholders and it is therefore considered unlikely that water quality issues would be addressed.	This policy states that the council will work with infrastructure providers and stakeholders to identify requirements. It also makes reference to the need to mitigate the impact of development on the environment.
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	0	0	0
	Flood risk issues fall outside the remit of an infrastructure policy. A separate Core Strategy policy considered flood risk issues.	Flood risk issues fall outside the remit of an infrastructure policy. A separate Core Strategy policy considered flood risk issues.	Flood risk issues fall outside the remit of an infrastructure policy. A separate Core Strategy policy considered flood risk issues.
8) To improve sustainable accessibility to all services and facilities	+/-	+/?	+/?
	The aim of this policy is to ensure that new development contributes towards the cost of infrastructure. In the short term this policy would provide infrastructure, however the lack of a holistic approach to provision may fail to provide off site infrastructure where it is most needed.	This policy will require contributions in the form of a standard tariff to ensure that infrastructure provision will be made off site elsewhere in the borough, as well as for new developments. However, the policy makes no reference to a borough wide strategy to determine where this money will be spent and simply refers to Neighbourhood Management Areas.	This policy aims to secure infrastructure contributions for specific sites set out in master plans and development briefs. The use of an Infrastructure Delivery Plan will ensure that infrastructure delivery is considered at a wider level, however the policy does not discuss making provision for off site infrastructure.
9) To improve choice and	+/?	+	+/?

access to sustainable transport options	This policy is considered likely to improve choice and access to sustainable transport options for those living at or near new developments, where contributions will be sought. It is unclear however if such a policy would improve transport options for those living in other existing areas of the borough as the policy makes no reference to off site provision.	This policy does not specify the way in which contributions sought from developers will be spent, however it is highly likely that an element of these funds will be spent on public transport, and improvements for cyclists and pedestrians – both on site and off site.	This policy does not specify the way in which contributions sought from developers will be spent, however it is highly likely that an element of these funds will be spent on public transport, and improvements for cyclists and pedestrians outlined in the Infrastructure Delivery Plan for developments via masterplans and development briefs. However the policy does not mention off site contributions.
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	+/? It is considered likely that education contributions would be amongst those sought as a result of this policy, however as this would be done in an ad hoc manner as development arose and would not be considered strategically.	+ It is considered likely that education contributions would be amongst those sought as a result of this policy with regards to the standard tariff approach outlined which would secure funding for off site infrastructure.	+/? Whilst this policy takes a more strategic approach to infrastructure provision in the form of the Infrastructure Delivery Plan, the policy makes no reference to securing contributions for off site infrastructure and it is unclear how master plans and development briefs would help to secure provision for education elsewhere in the borough.
11) To develop a diverse and competitive knowledge-based economy	0 Although this policy considers the contributions that could be sought from residential as well as non residential development, this policy is unlikely to have any impact upon developing a diverse and competitive knowledge-based economy. These issues are dealt with in other core strategy policies.	0 Although this policy considers the contributions that could be sought from residential as well as non residential development, this policy is unlikely to have any impact upon developing a diverse and competitive knowledge-based economy. These issues are dealt with in other core strategy policies.	0 Although this policy considers the contributions that could be sought from residential as well as non residential development, this policy is unlikely to have any impact upon developing a diverse and competitive knowledge-based economy. These issues are dealt with in other core strategy policies.

12) To maintain high and stable levels of employment	0	0	0
	Although this policy considers the contributions that could be sought from residential as well as non residential development, this policy is unlikely to have any impact upon employment issues. This issue is dealt with in other core strategy policies.	Although this policy considers the contributions that could be sought from residential as well as non residential development, this policy is unlikely to have any impact upon employment issues. This issue is dealt with in other core strategy policies.	Although this policy considers the contributions that could be sought from residential as well as non residential development, this policy is unlikely to have any impact upon employment issues. This issue is dealt with in other core strategy policies.
13) To maintain and enhance sustainable economic growth	0	0	0
	Although this policy considers the contributions that could be sought from residential as well as non residential development, this policy is unlikely to have any impact upon sustainable economic growth. This issue is dealt with in other core strategy policies.	Although this policy considers the contributions that could be sought from residential as well as non residential development, this policy is unlikely to have any impact upon sustainable economic growth. This issue is dealt with in other core strategy policies.	Although this policy considers the contributions that could be sought from residential as well as non residential development, this policy is unlikely to have any impact upon sustainable economic growth. This issue is dealt with in other core strategy policies.
14) To enhance the attractiveness of the Borough to visitors	+	+	+
	This policy considers the way in which the council will identify infrastructure requirements and obtain contributions towards these; contributions are collected towards public art and open space and may have a positive impact upon the attractiveness of the borough.	It is likely that improvements to infrastructure, both on and off site as outlined in the policy will have a positive impact upon the borough. This may include contributions towards public art and open space.	This policy considers the way in which the council will identify infrastructure requirements and obtain contributions towards public art and open space and may have a positive impact upon the attractiveness of the borough.

15) To protect and enhance distinctive and high quality features of the local built environment	+	+	+
	This policy considers the way in which the council will identify infrastructure requirements and obtain contributions towards these; contributions are collected towards public art and open space and may have a positive impact upon the distinctiveness and quality of the borough.	It is likely that improvements to infrastructure, both on and off site as outlined in the policy will have a positive impact upon the borough. This may include contributions towards public art and open space, which may have a positive impact upon the distinctiveness and quality of the borough..	This policy considers the way in which the council will identify infrastructure requirements and obtain contributions towards public art and open space and may have a positive impact upon the distinctiveness and quality of the borough.
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	0	0	0
	This policy is considered to have little or no impact upon efficiency of resource use, pdl or sustainable design and construction technologies.	This policy is considered to have little or no impact upon efficiency of resource use, pdl or sustainable design and construction technologies.	This policy is considered to have little or no impact upon efficiency of resource use, pdl or sustainable design and construction technologies.
(17) To create and sustain vibrant settlements and communities	+	+	+
	By ensuring that developers contribute to infrastructure requirements, it is likely that new developments will work well and become sustainable and vibrant communities, however existing settlements in need of infrastructure provision may be neglected as provision will only focus on those in receipt of new development.	This policy is likely to secure contributions for infrastructure both on and off site and is considered likely to contribute to the creation and sustainability of vibrant settlements and communities.	This policy discusses services and facilities as well as infrastructure. It is likely that new development will be considered vibrant, but with no mention of securing off site contributions, it will have less of an impact on other areas of the borough.

18) To promote and improve access to open space and countryside	+	+	+
	It is considered that the 'appropriate physical and social infrastructure' outlined in the policy would include includes open space and as such the policy may improve access to open space for those living near a newly developed areas, rather than existing residents living elsewhere in the borough. This policy deals with requirements in isolation rather than taking a strategic view of infrastructure provision.	This policy makes no direct reference to the type of infrastructure that will be provided, however it is assumed that an element will include open space. This policy also seeks to ensure that off site provision of infrastructure is delivered and may therefore be able to address open space deficiencies elsewhere in the borough.	Whilst this policy approach involves a strategic overview of infrastructure provision and need in the form of the Infrastructure Delivery Plan, and intends to use masterplans and development briefs to secure infrastructure which may include open space, it makes no reference to off site provision.
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	+	+	+
	Improvements in infrastructure may have a positive impact on crime and fear of crime for those living in areas of infrastructure investment.	Improvements in infrastructure may have a positive impact on crime and fear of crime for those living in areas of infrastructure investment.	Improvements in infrastructure may have a positive impact on crime and fear of crime for those living in areas of infrastructure investment.
20) To improve health and well-being through the development of healthy communities	+	+	+
	It is considered likely that improvements to infrastructure, including contributions towards sustainable transport options and open space may have a positive impact on the health and well being of communities, however this policy would focus this investment only in areas receiving development, and it is unlikely that all residents would benefit.	It is considered likely that improvements to infrastructure, including contributions towards sustainable transport options and open space may have a positive impact on the health and well being of communities, this policy is likely to result in improvements both in areas of new development, and in other areas as a result of the standard tariff.	It is considered likely that improvements to infrastructure, including contributions towards sustainable transport options and open space may have a positive impact on the health and well being of communities, however this policy would focus this investment only in areas receiving development, and it is unlikely that all residents would benefit.

Landscape

Core Strategy Approaches:

1. Planning permission will only be granted where it is demonstrated that the proposals will be sympathetic to the landscape character and visual quality of the area concerned.

Development proposals should contribute to the regeneration, restoration, repair or conservation of any landscape likely to be affected. In particular they should respect, and improve the following:

- i. the particular qualities identified within the current landscape character assessment (as adopted by Basingstoke and Deane Borough Council) and other relevant adopted guidance (e.g Village Design Statements, Countryside Design Summary, Landscape and Biodiversity SPD); and**
- ii. visual amenity and scenic quality; and**
- iii. the setting of a settlement, including important views to, across and out of settlements; and**
- iv. the local character of buildings and settlements, including important open areas; and**
- v. trees, hedgerows, water features and other landscape elements and features; and**
- vi. historic landscapes, features and elements**

Consideration will also be given to the impact that development would have on sense of place, sense of remoteness or tranquillity, and the quiet enjoyment of the landscape from public rights of way. Opportunities for the provision of Green Infrastructure should be explored where appropriate.

The designation of the North Wessex Downs AONB reflects the national importance of that landscape. In addition to the other requirements of this Policy, applications for development in the AONB will be determined in accordance with the policy in PPS7 also having regard to the setting of the AONB and the criteria included within the North Wessex Downs AONB Management Plan.

2. No policy – reliant on the evidence base and national guidance

Summary of Appraisal work: Both approaches have a positive, negligible or uncertain impact on the Sustainability objectives. Approach 1 offers more protection for areas outside of national designations, and therefore recognises qualities of local landscape importance, informed by the evidence base. It acknowledges the value that local landscape contributes to biodiversity, and specifically landscape features which help to contribute to biodiversity and water quality, and the local built environment. It therefore has a more positive affect on the environmental objectives. Conversely, Approach 2 offers less protection for local areas which lie outside of the North Wessex Downs AONB and therefore its impacts are less certain in terms of improving opportunities for the countryside which may contribute to the attractiveness of the borough. Furthermore, it is limited in recognising other functions which the landscape may perform and is dependent on PPS7 for protecting the countryside and nationally designated areas in relation to landscape. It is therefore considered that the Approach 1 offers a greater level of protection for the local landscape, taking into account environmental considerations

and making a positive contribution to the borough. Both approaches generally have a negligible impact on the social and economic objectives.		
SA Objective	Core Strategy Approaches	
	1	2
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	0	0
	Landscape has a negligible effect on providing housing in principle though it may affect design and layout of development.	Landscape has a negligible effect but other planning policies may affect design/layout.
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	0	0
	In general the policy would have a negligible effect on deprivation although opportunities for the provision of green infrastructure will be explored where appropriate.	Landscape policies would have a negligible effect.
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	0	0
	Landscape has a negligible effect generally, though the consideration of how areas are managed locally may help to manage the impacts of climate change.	Landscape has a negligible effect, but does not recognise features of local importance.
(4) To protect, and enhance local biodiversity, flora and fauna	++	+
	Recognises the contribution of trees, hedgerows and water features to the creation and restoration of habitats in relation to their contribution to the landscape.	Recognises the conservation of wildlife as an important consideration in nationally designated areas. Limited in recognising the importance of biodiversity in terms of the habitats that areas of local landscape may provide.
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	++	?
	Seeks to ensure that development recognises the importance of the landscape and particular local qualities identified by the landscape character assessment	Seeks to ensure that development recognises the importance of the landscape but is limited in recognising the importance of local landscape qualities and does not offer protection for landscape outside nationally designated areas.
6) To maintain and improve the quality of water resources in the Borough	+	0
	Should ensure that development respects and improves the water features and other landscape elements and features that may contribute to the quality of water resources.	Landscape has a negligible effect, dependent on other policies at a local level.

7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	0	0
	Landscape has a negligible effect.	Landscape has a negligible effect.
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
11) To develop a diverse and competitive knowledge-based economy	0	0
12) To maintain high and stable levels of employment	0	0
13) To maintain and enhance sustainable economic growth	0	0
14) To enhance the attractiveness of the Borough to visitors	+	?
	Should contribute to an enhanced image of the borough.	Should contribute to an enhanced image of the borough, but may be limited in protecting areas of local landscape importance which may provide valuable recreation opportunities.
15) To protect and enhance distinctive and high quality features of the local built environment	++	+
	Recognises the importance of the local character of buildings and settlements including landscapes which contribute to the historic environment. Consideration of sense of place.	Recognises the importance of cultural heritage which may include features which contribute to 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	0	0
	Landscape has a negligible effect in principle, but will depend on the focus for development.	Landscape has a negligible effect, but will depend on the focus for development.
(17) To create and sustain vibrant settlements and communities	?	?

18) To promote and improve access to open space and countryside	+	?
	Should ensure that the quiet enjoyment of the landscape is protected from public rights of way and through the provision of green infrastructure where appropriate.	Does not offer the same level of protection for areas outside national designations, which may adversely affect access to the countryside.
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	0	0
20) To improve health and well-being through the development of healthy communities	0	0
	Negligible impact although there are opportunities for the provision of green infrastructure.	

Delivering renewable/low carbon energy

Core Strategy Approaches:

1. The Council will support the development and use of renewable/low-carbon energy to deliver the Energy Opportunities Plan [include diagram]. The Council will favourably consider applications for development which will support the District Heating Priority Areas, and applications will be encouraged from community groups and individuals in Community Wind Priority Areas [include plans]. In order to contribute to national and regional targets, the Borough will aim to generate at least 166GWh of renewable electricity by 2020 (approximately 20% of total electricity demand) and at least 195GWh of renewable heat (approximately 12% of total heat demand).

2. In order to contribute to the delivery of the Energy Opportunities Plan, all new buildings in North Hampshire will be required to either:

- Be subject to a Community Infrastructure Levy, charged at £100 per tonne of CO2 per building emitted over a 30 year period (or a one-off payment of £3,000 per tonne of CO2 per building); or**
- Achieve a 15% reduction in residual CO2 emissions in all buildings after Building Regulations Part L compliance has been demonstrated. This can be achieved through “carbon compliance”, ie a combination of energy efficiency measures, incorporation of on-site low carbon and renewable technologies and directly connected heat (not necessarily on site).**

Planning approval will be conditional on the provision at the design stage and on completion of design and as-built Building Control Compliance documentation clearly showing the Target Emission Rate (TER) and Dwelling Emission Rate (DER/Building Emission Rate (BER).

3. No local target for achieving renewable electricity – 10% of our energy required to be renewable at national level by 2020. This target is

almost achieved with the waste incinerator at Chineham and Landfill gas at Apseley.

Summary of Appraisal work: Approach 1 generally performs well against the sustainability objectives particularly against managing the impact of climate change and improving resource use efficiency. It also encourages proposals to include renewable energy and maximise the use of low carbon energy without significantly affecting viability. Approach 2 seeks higher environmental standards from individual development proposals and seeks to offset CO2 emissions and therefore performs well against the environmental sustainability objectives but may affect the viability of development. Approach 3 seeks some opportunities for low carbon and renewable energy and is largely compatible with sustainability objectives, however it is less ambitious and would therefore not be maximising our resources.

SA Objective	Core Strategy Approaches		
	1	2	3
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	+	?	+
	Opportunities for homes to be provided with renewable and local carbon energy.	Seeks environmental standards relating to low carbon technology which should deliver sustainable homes. However, it may significantly affect the financial viability of schemes meaning that only a limited number of homes can be delivered.	Opportunities for homes to be provided with renewable and local carbon energy but less prescriptive in achieving a higher level of renewable technology.
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	0	-	0
	Renewable energy installations have a negligible impact in principle, but micro-renewable installations may reduce energy costs.	Requires the incorporation low carbon/renewable technologies which may have a negative knock-on effect on the viability and deliverability of schemes. May increase the cost of new housing.	Renewable energy installations have a negligible impact in principle, but micro-renewable installations may reduce energy costs.
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	++	++	+
	Encourages proposals for low carbon technology with the Energy Opportunities Plan should help to generate energy from renewable sources to reduce greenhouse gases.	Requires high environmental standards from all new buildings and for CO2 emissions to be offset.	Encourages proposals for low carbon technology to an extent but is less ambitious in encouraging energy to be provided from renewable energy sources.

(4) To protect, and enhance local biodiversity, flora and fauna	?	?	?
	Positive impact on climate change in the longer term but short-term Impacts on biodiversity unknown depending on the type of technology.	Positive impact on climate change in the longer term but short-term Impacts on biodiversity unknown depending on the type of technology.	Positive impact on climate change in the longer term but short-term Impacts on biodiversity unknown depending on the type of technology.
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	?	?	?
	Depends on landscape sensitivity and the type of technology.	Commutated payments or improvements in the energy efficiency of buildings are unlikely to impact on the landscape, soils etc.	Depends on landscape sensitivity and the type of technology.
6) To maintain and improve the quality of water resources in the Borough	0	0	0
	Likely to have a negligible impact subject to specific scheme.	Likely to have a negligible impact subject to specific scheme.	Likely to have a negligible impact subject to specific scheme.
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	0	0	0
	In principle, this policy approach should have a positive impact on the effects of climate change including flooding.	In principle, this policy approach should have a positive impact on the effects of climate change including flooding.	In principle, this policy approach should have a positive impact on the effects of climate change including flooding.
8) To improve sustainable accessibility to all services and facilities	0	0	0
9) To improve choice and access to sustainable transport options	0	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

11) To develop a diverse and competitive knowledge-based economy	0	0	0
12) To maintain high and stable levels of employment	0	0	0
13) To maintain and enhance sustainable economic growth	+	+	+
	Should encourage renewable technologies and new skills associated with hi-tech commercial businesses.	Should encourage renewable technologies and businesses and contribute to delivery of energy efficient buildings.	Should encourage renewable technologies to a degree, but will be limited in attracting new types of commercial business.
14) To enhance the attractiveness of the Borough to visitors	?	?	?
	Impact is uncertain as it depends on technology, location and visual impact.	Impact is uncertain as it depends on technology, location and visual impact.	Impact is uncertain as it depends on technology, location and visual impact.
15) To protect and enhance distinctive and high quality features of the local built environment	?	?	?
	Depends on the location, design and type of technology.	Depends on the location, design and type of technology.	Depends on the location, design and type of technology.
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	+	++	+
	Improves efficiency of resource use by encouraging a higher level of energy to be provided from renewable energy sources.	Requires higher environmental standards which maximise the use of low carbon and renewable technology but may impact on the viability of schemes.	Improves efficiency of resource use to an extent but is less prescriptive in terms of requiring a higher level of renewable energy to be provided by 2020.
(17) To create and sustain vibrant settlements and communities	0	0	0
	Should contribute towards the creation of sustainable communities	Should contribute towards the creation of sustainable communities	Should contribute towards the creation of sustainable communities
18) To promote and improve access to open space and countryside	0	0	0
	Sustainable design and construction has a negligible effect in principle.	Sustainable design and construction has a negligible effect in principle.	Sustainable design and construction has a negligible effect in principle.

19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	0	0	0
	Renewable energy has a negligible impact.	Renewable energy has a negligible impact.	Renewable energy has a negligible impact.
20) To improve health and well-being through the development of healthy communities	0	0	0
	This policy approach should have a positive impact in principle, for example, through less air pollution.	This policy approach should have a positive impact in principle, for example, through less air pollution.	This policy approach should have a positive impact in principle, for example, through less air pollution.

Network of retail centres

Core Strategy Approaches:

1. Local policy option:

The Borough's existing network of town, district, local and village centres form the focal point for services and facilities serving the surrounding population. The vitality and viability of these centres will be maintained and enhanced with the loss of services and facilities being resisted. Proposals should be of an appropriate scale and character to reflect the role, function and distinctive qualities of a centre. The hierarchy of centres is:

Town Centre - Principal centre or centres in a local authority's area.	
Basingstoke	The retail, commercial, cultural, and leisure hub for the Borough and wider area.
District Centres - usually comprise groups of shops often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities such as a library.	
Brighton Hill	A vital and viable centre serving the day to day needs of its local resident population as well as a wider catchment area.
Chineham	A healthy and viable centre serving the day to day needs of its local resident population as well as a wider catchment area. Proposals to modernise and redevelop the centre to improve the shopping environment and create a high quality mixed use scheme will be supported. Improved, safer pedestrian linkages with the surrounding residential areas should be provided as part of any improvement schemes.
Overton	Functions as a small District Centre primarily serving the day-to-day food and convenience goods shopping needs of its local residents.
Whitchurch	Functions as a small District Centre, catering for the day-to-day, predominantly convenience goods shopping needs of its local residents. Proposals to improve the scale and quality of its food offer to generate more sustainable shopping patterns will be supported.
Local Centres - include a range of small shops of a local nature, serving a small catchment. Typically, local centres might include a small supermarket, newsagent, sub-post office and a pharmacy. In rural areas, large villages may perform the role of a local centre.	
Kingsclere	Functions as a small local Centre primarily meeting the day-to-day convenience goods shopping and service needs of its population.
Local Shopping Parades – serve the day-to-day needs of the community	
	To be defined in the Delivery and Allocations Development Plan Document

An expanded town centre boundary for Basingstoke Town, as shown on map ??, provides opportunities for the provision of additional services and facilities to serve the needs of the Borough's growing population, to contribute towards improving the town's image, to support a re-vitalised Basing View and to help ensure the vitality and cultural and historic offer of the Top of Town area. Any proposals should contribute, where possible, to the creation of a more accessible and well-connected town centre.

The requirement for further 'non' food retail floorspace up to 2026 and the limited need for additional food floorspace identified through the Retail Assessment will be directed towards existing town and district centres. The reshaping of out of centre retail areas will be encouraged where higher quality design and improved integration is achieved but where the floorspace is not increased or there is no impact on the vitality and viability of other centres,

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

New local centres may come forward as part of the larger strategic development allocations set out in policy ?? to respond to local needs in these areas.

2. No policy – reliant on national guidance

Summary of Appraisal work: Option 1, with implementation of policy that identifies a local retail network, has many positive effects when considered against the SA objectives, particularly the social and economic objectives. In particular, by identifying local centres, and directing development of an appropriate scale to these centres, it supports sustainable and vibrant settlements. This policy is unlikely to have a significant impact on the environmental objectives, or these would be site specific and unknown at this stage. Both local and national retail policy are supportive of retail development that is likely to have a positive economic impact. No potential negative impacts have been identified at this stage, although there would be more uncertainty and the impacts would be less positive if there were no local retail hierarchy (option 1).

SA Objective	Core Strategy Approaches	
	1	2
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	?	0
	This policy aims to maintain and enhance the vitality and viability of the borough's town, district and local centres and to expand Basingstoke's town centre boundary. Whilst neither will increase the number of affordable decent homes, this policy will help to create more sustainable neighbourhoods with better access to services in principle. The specific impact of changes to the town centre boundary on housing provision are unknown at this stage.	Without any local policy, national guidance on retail is likely to have a negligible impact on new housing.

2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	+	?
	By maintaining and enhancing services, inequalities between neighbourhoods will lessen, as residents across the borough will have access to the services and facilities they require. The policy aims to improve access to services and ensure they are distributed across the borough, although the impact of changes to the town centre boundary on existing local residents cannot be assessed at this stage.	Reliance on national guidance would not identify a local hierarchy and would be less positive in terms of directing new retail development to the borough's network of centres. There may be less dispersal to centres around the borough.
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	+	?
	Residents in rural areas often have further to travel than those living in urban areas to access the services and facilities they require. By maintaining and enhancing the borough's network of retail centres, residents may be encouraged to use sustainable transport modes for shorter journeys. However, the construction of new retail development may increase emissions of greenhouse gases.	Without a local policy, there would be less direction of new retail development to the most sustainable/appropriate locations across the borough.
(4) To protect, and enhance local biodiversity, flora and fauna	0	0
	It is considered unlikely that this retail policy will have an effect upon biodiversity, flora and fauna.	This issue is unlikely to significantly impact on local biodiversity, and will be addressed through other policies.
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	0	0
	It is considered unlikely that this retail policy will have an effect upon landscape, soils, geological and geomorphologic interests within the borough.	This issue is unlikely to significantly impact on local landscape and soils, and will be addressed through other policies.
6) To maintain and improve the quality of water resources in the Borough	0	0
	It is considered unlikely that this retail policy will have an effect upon water resource and quality within the borough.	This issue is unlikely to significantly impact on water resources
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	0	0
	It is considered unlikely that this retail policy will have an effect upon flood risk within the borough.	

8) To improve sustainable accessibility to all services and facilities	++	?
	This policy seeks to resist the loss of services and facilities across the borough's network of retail centres by maintaining and enhancing their vitality and viability. This will enable more residents to access the services and facilities they require. Expansion of the Town Centre Boundary will also result in the creation of a more accessible and well connected town centre.	Without local policy and a local retail hierarchy, new retail development is less likely to be directed to the most sustainable/accessible locations.
9) To improve choice and access to sustainable transport options	+	0
	This policy may help to protect and enhance retail centres across the borough, residents may have a shorter journey to access the services and facilities they require. However this may not lead to a wider choice or 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
	Maintaining and enhancing the vitality and viability of retail centres will increase opportunities for employment, economic competition and personal development. Expansion of Basingstoke Town Centre will help to support the revitalisation of Basing View, encouraging investment in the borough.	
11) To develop a diverse and competitive knowledge-based economy	++	+
	Maintaining and enhancing the vitality and viability of retail centres will increase diversity and competition. The expansion of Basingstoke Town Centre will help to support the revitalisation of Basing View, encouraging investment in the borough, helping to development and economically diverse and competitive economy.	National retail policy is, in principle, supportive of developing a diverse and knowledge-based economy.
12) To maintain high and stable levels of employment	++	+
	Maintaining and enhancing the borough's retail centres, and expanding the town centre boundary will help to maintain high levels of employment, attracting new businesses and employment opportunities.	National retail policy is, in principle, supportive of new retail development that would provide employment.

13) To maintain and enhance sustainable economic growth	++	+
	Maintaining and enhancing the borough's retail centres, and expanding the town centre boundary will help to attracting new businesses to the borough, whilst ensuring that existing businesses maintain and enhance growth.	National retail policy is, in principle, supportive of new retail development that would provide economic growth.
14) To enhance the attractiveness of the Borough to visitors	+	0
	Maintaining and enhancing the borough's network of retail centres and expanding Basingstoke Town Centre will contribute to accessibility, attractiveness and cultural and historic offer of the borough, subject to design details.	
15) To protect and enhance distinctive and high quality features of the local built environment	+	?
	The borough has a high quality built environment. Maintaining and enhancing the vitality and viability of retail centres, will ensure that these attractive shopping areas are used to their full potential. The expansion of Basingstoke Town Centre would improve the built environment surrounding Basing View, creating a well connect development, subject to design details.	Without local policy, there may be less focus on improving the design quality of out of town shopping areas, and less guidance on the appropriate scale of new development dependent on the location.
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	+	+
	The enhancement and protection of retail centres across the borough should encourage the reuse of existing buildings and previously developed land, creating more sustainable communities. However, as a result of changes to boundaries there may be demolition/new development the impact of which is unknown at this stage.	National retail policy directs new development to brownfield sites.
(17) To create and sustain vibrant settlements and communities	++	+
	The main thrust of this policy is to ensure that retail centres across the borough remain vibrant and viable, so that settlements can become sustainable, providing jobs for residents and reducing the need to travel.	National policy is supportive, in principle, of sustaining vibrant communities although without local policy there is less direction on the appropriate scale and location of new development in the local centres.

18) To promote and improve access to open space and countryside	0/+	0
	This policy refers to the expansion of Basingstoke town centre, and specifically connections to Basing View, the masterplan for which includes proposals to improve access to public open space. However, for other retail centres, it will probably have little impact on access to open space and countryside.	
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	+	0
	It is considered that improvements to the viability and vitality of retail centres should have a positive impact on crime and fear of crime, by increasing, accessibility and footfall and therefore increasing surveillance.	
20) To improve health and well-being through the development of healthy communities	+	0
	This policy option advocates enhanced retail centres across the borough and the expansion of Basingstoke town centre, increasing accessibility to key services by all modes of transport which it is hoped would encourage people to walk and cycle.	

Rural Exceptions for the Provision of Affordable Housing

Core Strategy Approaches:

1. New residential development will only be permitted in rural areas where it is for small scale housing developments (as defined in Annex B of PPS3,) developed to meet the identified needs of local people unable to meet their housing needs in the housing market.

Suitable sites will be located adjacent to rural settlements and shall be no more than 0.4 hectares in size, except in the larger settlements of Baughurst, Bramley, Kingsclere, Oakley, Overton, Pamber Heath, Tadley and Whitchurch where, in general a site should not exceed 0.8 hectares. This policy would allow, subject to local housing priority, local circumstances, affordability and market conditions:

- i. at least 70% of the units generated to be for social rented homes**
- ii. up to 30% of the units to be a form of discounted market housing or other intermediate housing that would meet a genuine local need.**

Intermediate affordable housing could comprise any form of housing defined as intermediate in PPS3 Housing, including, sub market rent, shared ownership with a limit of staircasing to 80%, discounted market housing with the discount set at 80% of open market value, the discount to be set in perpetuity and other forms of intermediate housing which can be protected from outright market sale if no need exists for it. In determining what form and level of intermediate affordable housing should be provided account should be taken of local circumstances including local priority housing needs, affordability and market conditions.

Planning conditions will be imposed or a legal agreement sought to ensure that the affordable housing provided remains affordable for so long as there remains a need for it.

The borough Council will work with local communities to help identify suitable sites.

2. New residential development will only be permitted in rural areas where it is for small scale housing developments (as defined in Annex B of PPS3,) developed to meet the identified needs of local people unable to meet their housing needs in the housing market.

Suitable sites will be located adjacent to rural settlements and shall be no more than 0.4 hectares in size, except in the larger settlements of Baughurst, Bramley, Kingsclere, Oakley, Overton, Pamber Heath, Tadley and Whitchurch where, in general a site should not exceed 0.8 hectares. This policy would allow, subject to local housing priority, local circumstances, affordability and market conditions:

- iii. at least 70% of the units generated to be for social rented homes**
- iv. up to 30% of the units to be market housing in cases where there are viability issues.**

Planning conditions will be imposed or a legal agreement sought to ensure that the affordable housing provided remains affordable for so long as there remains a need for it.

Summary of Appraisal work: By providing more affordable housing in rural areas, both approaches are expected to have a generally positive impact on the social objectives. There is some uncertainty over the impact on environmental objectives, as this is an exceptions policy, so sites/locations that may not normally be appropriate for development may be considered in order to address local housing needs. Approach 1 should better address priority housing needs in rural areas, and reduce the barriers to housing and enable local residents to remain living close to their family or work, improve the viability of rural areas and retain the local skills base. Whilst Approach 2 may improve the viability of some sites and bring forward more sites, it would result in less affordable housing for each scheme. Both approaches are likely to have a generally positive effect on the economic objectives as it will enable local people to remain close to local employment. However, as sites are likely to be Greenfield, there is likely to be a negative impact on resource use.

SA Objective	Core Strategy Approaches	
	1	2
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	+	+/?
	Should enable the delivery of affordable housing in rural areas. Should enable more rural exceptions to come forward for development, with a mix of tenures to meet a range of housing needs in rural areas.	Such an approach may improve the viability of rural exceptions sites but each scheme may have less affordable housing and less types of affordable housing which may lessen opportunities for those most in need.
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	+	+/?
	Should deliver affordable housing in rural areas, and release more rural exception sites for development. A split between social rented and intermediate housing should meet the needs of all and reduce the barriers to housing.	May increase the viability of schemes and encourage landowners to release the land for development. However, it will be limited in providing housing which is affordable to enable people to stay in the local area where the cost of market housing is not likely to be relative to their income.
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	?	?
	Affordable housing provision expected to meet Code Level 3 for Sustainable Homes but the nature of the rural exceptions policies means that development could be located in less accessible locations resulting in increased reliance on public transport. However, the provision of small levels of affordable housing could help support local services.	Affordable housing provision expected to meet Code Level 3 for Sustainable Homes but the nature of the rural exceptions policies means that development could be located in less accessible locations resulting in increased reliance on public transport. However, the provision of small levels of affordable housing could help support local services. The code level for market housing will be dependent on any other Core Strategy policy.

(4) To protect, and enhance local biodiversity, flora and fauna	?	?
	The impact on biodiversity would depend on site specifics but this objective and policies on biodiversity would guide site selection.	The impact on biodiversity would depend on site specifics but this objective and policies on biodiversity would guide site selection.
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	0	0
	The impact on landscape and soils would depend on site specifics but this objective and specific policies would guide site selection.	The impact on biodiversity would depend on site specifics but this objective and specific policies would guide site selection.
6) To maintain and improve the quality of water resources in the Borough	?	?
	Depends on location, design/construction of affordable housing provision.	Depends on location, design/construction of affordable housing provision.
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	?	?
	Depends on the location of housing and the incorporation of mitigation measures such as SUDs.	Depends on the location of housing and the incorporation of mitigation measures such as SUDs.
8) To improve sustainable accessibility to all services and facilities	?	?
	This option should provide increased choice of housing and provide access to a choice of housing tenures. However, as an exceptions policy it does allow for small amounts of new housing in less sustainable locations.	This option should provide increased choice of housing and provide access to a choice of housing tenures. However, as an exceptions policy it does allow for small amounts of new housing in less sustainable locations.
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
	The delivery of affordable housing in rural areas enables people to remain locally which may contribute to the economic competitiveness of the Borough, although likely to have a negligible effect on education and skills.	The delivery of affordable housing in rural areas enables people to remain locally which may contribute to the economic competitiveness of the Borough, although likely to have a negligible effect on education and skills.
11) To develop a diverse and competitive knowledge-based economy	+	+
	Should provide housing to accommodate the needs of the workforce locally, enable people to remain in the local area which should contribute to a range of skills.	Should provide housing to accommodate the needs of the workforce locally, enable people to remain in the local area which should contribute to a range of skills.

12) To maintain high and stable levels of employment	+	+
	Should provide housing to accommodate the needs of the workforce locally, enable people to remain in the local area which should contribute to a skilled labour force.	Mix of tenures may be limited in meeting the needs of the local workforce and enabling people to remain living locally. May result in outward migration from the borough.
13) To maintain and enhance sustainable economic growth	+	+
	Should provide housing to accommodate the needs of the workforce locally, enable people to remain in the local area which should contribute to a skilled labour force.	Should provide housing to accommodate the needs of the workforce locally, enable people to remain in the local area which should contribute to a skilled labour force.
14) To enhance the attractiveness of the Borough to visitors	0	0
15) To protect and enhance distinctive and high quality features of the local built environment	0	0
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	-	-
	Such developments are unlikely to be on previously developed land though new social housing is required to meet a minimum level of the Code for Sustainable Homes.	Such developments are unlikely to be on previously developed land though new social housing is required to meet a minimum level of the Code for Sustainable Homes. The code level for market housing will be dependent on any other Core Strategy policy.
(17) To create and sustain vibrant settlements and communities	+	+/?
	Will provide housing to meet local needs and contribute to the creation of sustainable communities.	Will provide housing to meet local needs and contribute to the creation of sustainable communities, although may provide less affordable housing.
18) To promote and improve access to open space and countryside	0	0
	This policy is likely to have a negligible effect on access to open space and the countryside unless, as an exceptions policy, it results in the loss of open space and countryside – this will be site specific.	This policy is likely to have a negligible effect on access to open space and the countryside unless, as an exceptions policy, it results in the loss of open space and countryside – this will be site specific.
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	0	0
	This policy would be expected to have a negligible impact on community safety	This policy would be expected to have a negligible impact on community safety

20) To improve health and well-being through the development of healthy communities	0	0
	This policy would be expected to have a negligible impact on health and well-being although it would provide local housing and enable local people to stay close to their families/job.	This policy would be expected to have a negligible impact on health and well-being although it would provide local housing and enable local people to stay close to their families/job.

Sub-divisions

Core Strategy Approaches

1. The loss of housing/dwellings as a result of sub-division will not be permitted unless there is no adverse impact on the character of the area, and the amenities of adjoining residents and future residents. Particular issues to be addressed include:

- Impact on the character of an area
- Residential amenity
- Car parking
- On-site amenity space
- Loss of family dwellings

Except where development proposals can be shown to result in an overall planning benefit, permission will not be granted for development, redevelopment, or change of use which would result in an overall depletion of family housing. In order to retain the stock of “affordable to buy” larger family properties, the loss of three and four bedroom dwellings will be resisted, unless these are to be replaced within the local neighbourhood.

2. No policy – this is quite a detailed issue that, arguably, is not ‘strategic’ enough for the Core Strategy. However, it has been raised as an issue (particularly changes to the character of an area and amenity issues) through Development Control and the ‘Design and Sustainability SPD’ and there is considered to be the need for policy backing.

Summary of Appraisal work:

It is difficult to judge and compare the impact of this policy approach on a number of the social objectives, particularly in terms of addressing the housing needs of the Borough as it will depend on the location, the nature of the sub-division and local housing needs (and how they may change over the Plan Period). However, option 1 offers sustainability benefits in terms of preventing the provision of substandard dwellings, and specifically protects local environmental character and the amenities of local residents (without reliance on other policies). Both approaches have a negligible impact on many of the environmental and economic objectives.

SA Objective	Core Strategy Approaches	
	1	2
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	?	?
	The potential impacts are unknown at this stage – the policy may protect family housing and prevent substandard housing but reduce opportunities for smaller households	The potential impacts are unknown at this stage – having no policy may lessen the amount of family housing but increase opportunities for smaller households
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	?	?
	This policy approach seeks to protect family housing but maybe to the detriment of smaller households needing more affordable accommodation, which could increase inequalities.	Having no policy could result in the loss of family housing, depriving families of more affordable family housing. However, it could provide more housing opportunities for smaller households
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	?	?
	Dependent on location and nature of sub-division	Dependent on location and nature of sub-division
(4) To protect, and enhance local biodiversity, flora and fauna	0	0
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	0	0
6) To maintain and improve the quality of water resources in the Borough	0	0
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	0	0
8) To improve sustainable accessibility to all services and facilities	?	?
	Dependent on location and implications for the number of people able to access services. For example, a sub-division close to services and facilities may result in more people being able to access facilities.	Dependent on location and implications for the number of people able to access services.
9) To improve choice and access to sustainable transport options	?	?
	As above	As above

10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	?	?
11) To develop a diverse and competitive knowledge-based economy	0	0
12) To maintain high and stable levels of employment	0	0
13) To maintain and enhance sustainable economic growth	?	?
	Dependent on provision of a range of housing to meet the needs of a varied workforce.	Dependent on provision of a range of housing to meet the needs of a varied workforce.
14) To enhance the attractiveness of the Borough to visitors	0	0
15) To protect and enhance distinctive and high quality features of the local built environment	+	?
	The policy approach seeks to maintain local character	Reliant on other design policies to maintain local character
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	?	?
	This policy approach could prevent more efficient use of buildings	If there is no policy, it could mean new family housing needs to be built elsewhere
(17) To create and sustain vibrant settlements and communities	?	?
	Protects existing character/amenities and discourages a mix which could be positive or negative	Would be no assurance of protection of existing character and amenities
18) To promote and improve access to open space and countryside	0	0
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	0	0
20) To improve health and well-being through the development of healthy communities	+	?
	Ensures housing of a certain standard/amenities	Less protection of housing standards and amenities.

Sustainable design and construction

Core Strategy Approaches:

1. All new residential developments in North Hampshire are required to meet full Code for Sustainable Homes standards or equivalent. These requirements will not come into effect until successive updates to Part L of the Building Regulations become mandatory: At least Code Level 3 will be required for all new homes once updates to Part L come into effect (currently scheduled for April 2010). At least Code Level 4 will be required for all new homes once updates to Part L come into effect (currently scheduled for 2013)

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

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

2. No policy, rely on Building Regulations to introduce Code for Sustainable Homes standards – this includes mandatory credits for energy, but does not include requirements for water or credits for wider environmental standards.

3. Requirement for all new homes to meet Code Level 4 with immediate effect, rising to Code Level 5 in the future requiring a higher level of environmental standards with other non-residential buildings required to meet the BREEAM “excellent” standard or equivalent.

Summary of Appraisal work: Approach 3 generally performs better against the environmental sustainability objectives, requiring high environmental standards as part of sustainable design and construction including water credits as mandatory, however, due to issues of viability it may reduce the delivery of housing for all (SA objective 1). Approach 2 has minimal impact on viability, but makes minimal contribution to the achievement of the environmental sustainability objectives as it does not require sustainable design and construction measures beyond Building Regulation requirements. However, Approach 1 provides a balance between minimising our contribution to climate change without significantly affecting the viability of schemes and compromising the delivery of housing for all.

SA Objective	Core Strategy Approaches		
	1	2	3
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	+	++	?
	Should ensure the delivery of a sustainable, decent, affordable home for all. May impact on viability of some schemes depending on site specific conditions and the Code level required for Sustainable Homes.	Should deliver a sustainable, decent, affordable home for all without having a significant impact on the viability of schemes.	Should ensure the delivery of more sustainable homes, which perform better environmentally. Requirement for higher ratings threatens the viability of schemes and therefore a limited range of homes may be delivered.

2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	0 Sustainable design and construction has a negligible effect. Should ensure that standards are applied across all housing tenures.	0 Sustainable design and construction has a negligible effect. Should ensure that standards are applied across all housing tenures.	0 Sustainable design and construction has a negligible effect. Should ensure that standards are applied across all housing tenures.
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	++ Should contribute to the mitigation of climate change by increasing the requirements for the Code over and above the standards required by Building Regulations.	++ Should make some contribution to the mitigation of climate change but this will be limited to Building Regulation requirements.	++ Should contribute to the mitigation of climate change by requiring Code Level 4 with effect. Performs better than the option 1 in terms of requiring higher environmental standards from schemes.
(4) To protect, and enhance local biodiversity, flora and fauna	++ Sustainable design and construction measures may contribute towards the enhancement of local biodiversity through the incorporation of measures such as bird boxes, tree planting etc.	0 Sustainable design and construction has a negligible effect as no wider environmental requirements.	++ Sustainable design and construction measures may contribute towards the enhancement of local biodiversity through the incorporation of measures such as bird boxes, tree planting etc.
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	0 Sustainable design and construction has a negligible effect on the landscape in principle though it may be affected by the design of the development.	0 Sustainable design and construction has a negligible effect on the landscape in principle though it may be affected by the design of the development.	0 Sustainable design and construction has a negligible effect on the landscape in principle though it may be affected by the design of the development.
6) To maintain and improve the quality of water resources in the Borough	++ The incorporation of grey water recycling and rainwater collection is not mandatory at Levels 3 and 4 but these ratings can be achieved with credits associated with water which contribute towards quality improvement.	0 Sustainable design and construction has a negligible effect as no wider environmental requirements.	++ The incorporation of grey water recycling and rainwater collection is not mandatory at Level 4 but Level 5 does include credits associated with water which contribute towards the improvement of water quality. However, this may affect the viability of schemes.

7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	+	0	+
	No mandatory requirement to include improvements to surface run-off but potential to reduce the risk of flooding and achieve the Code through the incorporation of Sustainable Urban Drainage Systems (SUDs) and permeable surfaces. Levels 5 and 6 require this as mandatory.	Sustainable design and construction has a negligible effect as no wider environmental requirements.	No mandatory requirement to include improvements to surface run-off at Code Level 4 but Code Level 5 requires the incorporation of SUDs and permeable surfaces as mandatory.
8) To improve sustainable accessibility to all services and facilities	0	0	0
	Sustainable construction has a negligible effect, depends on location and density of housing.	Sustainable construction has a negligible effect, depends on location and density of housing.	Sustainable construction has a negligible effect, depends on location and density of housing.
9) To improve choice and access to sustainable transport options	+	0	+
	Requirements may include the provision of cycle storage as part of contributing towards energy targets which may in turn improve choice and access to sustainable transport options.	Sustainable design and construction has a negligible effect as no wider environmental requirements.	Requirements may include the provision of cycle storage as part of contributing towards energy targets which may in turn 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
	Sustainable construction has a negligible effect.	Sustainable construction has a negligible effect.	Sustainable construction has a negligible effect.
11) To develop a diverse and competitive knowledge-based economy	0	0	0
12) To maintain high and stable levels of employment	0	0	0

13) To maintain and enhance sustainable economic growth	+	0	++
	Requiring non-residential development to achieve BREEAM “very good” standard should contribute towards the delivery of energy efficient employment buildings.		Requiring non-residential development to achieve BREEAM “excellent” standard should contribute towards the delivery of energy efficient employment buildings.
14) To enhance the attractiveness of the Borough to visitors	0	0	0
15) To protect and enhance distinctive and high quality features of the local built environment	0	0	0
	Sustainable construction has a negligible effect in principle but may impact on the historic 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	+	+	++
	Should deliver new homes over and above Building Regulation requirements and encourage use of sustainable design and construction without significantly affecting viability and cost related to the achieving credits towards the Code.	Should include measures which improve energy efficiency but limited in maximising the use of sustainable design and construction.	Should deliver new homes to at least Code Level 4 standards and incorporate sustainable design and construction measures which contribute to the achievement of credits. May impact on the viability of schemes.
(17) To create and sustain vibrant settlements and communities	0	0	0
	Sustainable design and construction has a negligible effect in principle.	Sustainable design and construction has a negligible effect in principle.	Sustainable design and construction has a negligible effect in principle.
18) To promote and improve access to open space and countryside	0	0	0
	Has a negligible impact on access to open space.	Has a negligible impact on access to open space.	Has a negligible impact on access to open space.

19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	0	0	0
	Sustainable construction has a negligible effect.	Sustainable construction has a negligible effect.	Sustainable construction has a negligible effect.
20) To improve health and well-being through the development of healthy communities	+	0	+
	The Code requirements should ensure quality of life within new homes.	Sustainable design has a negligible effect. Dependent on building regulations to ensure quality of life within new homes.	The Code requirements should ensure quality of life within new homes.

Thames Basin Heath SPA

Core Strategy Approaches:

1. New residential development which is likely to have a significant effect on the ecological integrity of Thames Basin Heaths Special Protection Area (SPA) will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects.

For all net additional residential development within 5km of the SPA, advice will be sought from Natural England and relevant mitigation will be required in line with the Thames Basin Heaths Delivery Framework.

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

2. No policy

Summary of Appraisal work: The policy has a neutral impact on most of the SA objectives due to its specific nature. with the most affected areas being biodiversity and housing. The local policy approach seeks to enable residential development to proceed without significantly affecting the SPA designation, providing a balance between the housing and biodiversity objectives. Without a local policy, the SPA would still be protected by the Habitats Directive, but this is likely to threaten the delivery of housing towards the east of the borough.

SA Objective	Core Strategy Approaches	
	1	2
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	+	?
	Housing will continue to be provided if there is no adverse impact on the SPA. The avoidance/mitigation measures should enable development to be provided.	Without avoidance/mitigation measures, development may not be able to proceed in accordance with the Habitats Regulations.
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	0	0
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	0	0
4) To protect, and enhance local biodiversity, flora and fauna	+	+
		SPA still protected under the Habitats Regulations
5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	0	0
6) To maintain and improve the quality of water resources in the Borough	0	0
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	0	0
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

11) To develop a diverse and competitive knowledge-based economy	0	0
12) To maintain high and stable levels of employment	0	0
13) To maintain and enhance sustainable economic growth	0	0
14) To enhance the attractiveness of the Borough to visitors	0	0
15) To protect and enhance distinctive and high quality features of the local built environment	0	0
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	0	0
(17) To create and sustain vibrant settlements and communities	0	0
18) To promote and improve access to open space and countryside	0	0
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	0	0
20) To improve health and well-being through the development of healthy communities	0	0

Town Centre Options

Core Strategy Approaches:

1. Expand the town centre boundary for Basingstoke to cover a wider area than that defined in the current Adopted Local Plan. This could include additional land to the south of the existing boundary (New Road area) and to the northeast (towards Basing View).
2. Define those parts of the centre which would be suitable for specific uses. Different policy approaches could be used for specifically defined areas such as the Top of the Town area or The Malls to encourage or restrict particular types of development or change.

Summary of Appraisal work: Both approaches would have a positive, negligible or uncertain impact on the SA objectives. There are a number of uncertainties, largely because of the unknown effect on housing and existing residential amenities. Option 1 could have a more positive impact on some of the economic objectives by enlarging the town centre boundary and providing more business opportunities. Option 2 would generally have a negligible impact on the environmental objectives.

SA Objective	Core Strategy Approaches	
	1	2
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	?	?
	It is unclear how expanding the Town Centre will impact upon housing supply within the Borough, or how the mix of uses will take shape at this stage. It is also unclear how this will help to meet affordable/sustainable housing needs - more work will be needed to understand housing figures for Basing View.	No identified direct impacts on the supply of housing or housing needs of the population now or in the future. Specific uses will provide a diverse mix of employment.
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	?	0
	Potential to promote social cohesion depending on the mix of development. There is an unknown potential for an education campus.	Potential for leisure/cultural quarters to promote social cohesion. Potential negative impacts on quality of life associated with concentration of A3/A4/A5 uses.
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	?	0
	Dependent on design and whether buildings can be retrofitted to meet BREEAM/Code for Sustainable Homes standards.	No identified impacts.

(4) To protect, and enhance local biodiversity, flora and fauna	?	0
	Potential for promotion of biodiversity with green roots and tree planting schemes, but policy may need to incorporate these objectives.	No identified impacts.
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	?	0
	Concentration of development will protect landscape character. Unknown potential for contaminated land - may need remediation measures.	No identified impacts.
6) To maintain and improve the quality of water resources in the Borough	?	0
	New development may increase surface water flooding - depends on mitigation with SUDs.	No links identified.
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	?	?
	Potential flood risk implications unknown.	Potential to ensure uses are in accordance with sequential approach.
8) To improve sustainable accessibility to all services and facilities	?	+
	Potential for improving the public transport system. More jobs/retail will promote self containment but only if the housing supply is adequate. Potential impacts on the road networks with increased car use.	Potential to promote social cohesion through cultural and leisure uses
9) To improve choice and access to sustainable transport options	?	?
	Unknown impact on transport system, potential for improving the public transport system. More jobs/retail will promote self containment but only if the housing supply is adequate. Potential impacts on the road networks with increased car use.	Impacts upon the transport system unknown at this stage.
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
	Largely no impact on education although depends on whether an education campus could be provided in expanded boundary. Potential to change aspirations and image of Borough.	No significant impacts for education. Potential for a 'cultural quarter' could provide opportunities for lifelong learning/skills for life and improve aspirations.

11) To develop a diverse and competitive knowledge-based economy	+	?
	Unknown with regards the type of jobs that would be provided, may attract more businesses may result in a loss of employment land at Basing View.	Uncertain as depends on the type of uses.
12) To maintain high and stable levels of employment	+	?
	Will help to ensure high levels of employment are maintained in the town centre.	Uncertain effects as depends on the type of uses designated.
13) To maintain and enhance sustainable economic growth	+	+
	Will ensure that employment in the borough is maintained and promote self-containment.	Will help to support and reinforce the local economy.
14) To enhance the attractiveness of the Borough to visitors	+	+
	Will positively improve image of the Borough - unknown whether there will be sufficient housing or whether there will be more in commuting.	Will positively improve image of the Borough.
15) To protect and enhance distinctive and high quality features of the local built environment	?	+
	Will promote and improve the quality of the townscape and with the right policies improve the quality of the built environment. Uncertain impacts on the Conservation Areas and areas of historic and architectural interest. Further articulation in policy needed.	Designation specific uses should reinforce the town's strengths and promote diverse uses. Should protect and enhance the Top of Town Conservation Area and build on cultural facilities.
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	+	+
	Impacts largely unknown at this stage. Potential for policies to promote resource efficiency. Will make efficient use to brownfield sites. Further detail needed before impacts can be fully assessed.	Designation specific uses will encourage reuse of buildings and the use of previously developed land. Unknown impacts in terms of resource efficiency - policy would need to stipulate this and require high quality design.
17) To create and sustain vibrant settlements and communities	+	?
	Mixed uses in the town will be most appropriate in the town centre. May impact on services and facilities further down the settlement hierarchy. Nature of development in terms of scale or form unknown.	Will have most significant impact on the town centre, unknown impacts on smaller centres. Will help to meet the needs of residents living in Basingstoke Town

18) To promote and improve access to open space and countryside	?	?
	Until more detail is known about the types of use and the nature of planning obligations effects are uncertain.	Reinforce and enhance the role of Basingstoke Town. Potential for positively involving community involvement, but unknown whether this will help to meet the sport and recreational needs of the community.
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	?	?
		Considered to be largely unlinked - need to promote healthy lifestyles through design. Potential detrimental on residential areas whether there may be concentrations of takeaway/pub uses.
20) To improve health and well-being through the development of healthy communities	?	?
	Considered to be largely unlinked – potential detrimental impact on residential amenities.	Considered to be largely unlinked -potential detrimental impact on residential amenities where there may be concentrations of takeaway/pub uses.

Key:

++	Significantly positive effect
+	Positive effect
0	Neutral/negligible/no effect
-	Negative effect
--	Significantly negative effect
?	Uncertain outcome

Appendix 18 – Sustainability Appraisal of revised Pre Submission Local Plan Policies (March 2014)

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Key

++	Significantly positive effect
+	Positive effect
0	Neutral/negligible/no effect
-	Negative effect
--	Significantly negative effect
?	Uncertain outcome

Font colour of objectives – pink=social, blue=economic, green=environmental

Policy SS1 - Scale and Distribution of New Housing

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

This will be provided by:

- a) Permitting development and redevelopment within the defined Settlement Policy Boundaries, which contribute to social, economic and environmental well-being. Sites outside of defined Settlement Policy Boundaries will be considered to lie in the countryside;
- b) Supporting the regeneration of residential neighbourhoods, in line with Policy SS2;
- c) Resisting developments that involve a net loss of housing, unless it can be demonstrated that the benefits outweigh the harm;
- d) Allocating the Greenfield sites set out in Policy SS3 to provide approximately 6,940 dwellings over the plan period;
- e) Supporting the delivery of new homes through Neighbourhood Planning, in line with Policy SS5; and
- f) Permitting exception sites located outside of defined Settlement Policy Boundaries where it meets criteria set out in the other policies in the plan or it is essential for the proposal to be located in the countryside.

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

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Impact (positive/ negative/ neutral) and discussion (if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.	Commentary on assessment: likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare)	Possible changes to plan/mitigation (e.g. need to change option, other policies needed to ensure mitigation etc.)
1) To provide all residents with the opportunity to live in a sustainable,	- Will it increase housing supply? - Will it increase the range of housing to meet all needs?	+ This policy supports the increase in housing supply up to 2029 and	Likelihood: certain Scale: local Timescale: short-long term	The needs of gypsies and travellers need to be addressed.

decent, affordable home.	• 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 housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough?	could supply a variety of types and sizes of dwelling to meet a range of housing needs. The policy has a positive effect in terms of enabling the delivery of regeneration schemes. It is considered that there would be a positive effect in terms of delivering sustainable communities and improving social cohesion in the longer term.	Duration: temporary Significance: significant	
2) To reduce deprivation and inequalities in quality	• Will it encourage social cohesion?	++ This policy may help to reduce overcrowding.	Likelihood: high Scale: local/neighbourhood level	

of life between residents and neighbourhoods	• 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?	It is considered that this policy would have a significantly positive impact in terms of delivering sustainable communities and improving social cohesion in the longer term in three of the most deprived areas of the borough, namely Buckskin, South Ham and Norden.	Timescale: longer term Duration: permanent Frequency: unknown Significance: significant	
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• 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?	+ This policy prevents isolated homes which in turn will reduce the need to travel by car.	Likelihood: uncertain Scale: local Timescale: Medium/long term Duration: permanent Frequency: uncertain Significance: uncertain but unlikely to be significant	Also addressed by other policies
(4) To protect, and enhance local biodiversity, flora and fauna	• Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? • Will it ensure the protection of protected species?	-/+ This policy is considered to impact on local biodiversity, flora and fauna as it is proposing large scale development including on greenfield sites, however, this is managed through a controlled		This is dealt with through another Local Plan policy

	• Will it contribute towards protecting and enhancing national and county Biodiversity Action Plan (BAP) species and their habitats?	release.		
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	• 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?	- This policy is considered to impact the quality of the local landscape as it is proposing large scale development including on greenfield sites.		This is dealt with through another Local Plan policy
6) To maintain and improve the quality of water resources in the Borough	• Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	- This policy is considered to impact the quality of the water resources as it is proposing large scale development which will put pressure on local resources in terms of water quality.		This is dealt with through another Local Plan policy
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	• Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • Will it increase the use of Sustainable Urban Drainage	? The impact of this policy on this objective is uncertain as it will depend on the sites being developed and the type and nature of any development. However, any development will be subject to the sequential test and national and local guidance on water		This is dealt with through another Local Plan policy

	systems within developments? • Will there be adequate provision of supporting water and sewerage infrastructure to support development?	quality.		
8) To improve sustainable accessibility to all services and facilities	• 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? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?	+ The policy prevents isolated homes in the countryside and therefore helps to ensure that local facilities are accessible to all.	Likelihood: certain Scale: Local Timescale: Medium/long term Duration: uncertain Frequency: unknown Significance: significant	
9) To improve choice and access to sustainable transport options	• 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?	+ The policy prevents isolated homes in the countryside and therefore helps to ensure that local facilities are accessible to all.		
10) To improve educational attainment and increase	• Will it increase the levels of participation in education at all levels?	0 This policy is unlikely to have a particular impact upon education attainment in the borough.		

opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	• 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?			
11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0 The policy does not consider commercial premises or providing an element of employment land.		

12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0 The policy does not consider commercial premises or providing an element of employment land.	Likelihood: likely Scale: Borough wide Timescale: Medium/long term Duration: Frequency: uncertain Significance: not likely to be significant	
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development?	+ The policy will provide housing to support the needs of the local economy over the plan period.		
14) To enhance the attractiveness of the Borough to visitors	• 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	?/- The impact of development on the attractiveness of rural settlements and the surrounding landscape (including the AONB) will depend on the sites developed and the nature of any development.		
15) To protect and enhance distinctive and high quality features of the local built environment	• 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	?/- There is the potential for new development to negatively impact on the local built environment, especially where there are Conservation Areas and listed buildings, but this is uncertain at	Likelihood: likely Scale: Local Timescale: Medium/long term Duration: uncertain Frequency: uncertain Significance: not likely to be	Covered by Local Plan design policy

	environment? • Does it value and protect the locally distinctive settlement character? • Will it safeguard sites and monuments of archaeological importance? • 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?	this stage – it will depend on the sites and nature of development. Any proposals will be expected to comply with Local Plan design policies and guidance to which this policy cross refers.	significant	
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	• 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	+/- This policy supports the re-use of existing buildings and brownfield land; however, it also allocates large amounts of greenfield land.	Likelihood: likely Scale: Local Timescale: Medium/long term Duration: uncertain Frequency: uncertain Significance: not likely to be significant	

	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? • 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?			
(17) To create and sustain vibrant settlements and communities	• 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	+/- The policy is considered to prevent isolated homes in the countryside and therefore direct new homes to nearby existing communities. It allows development outside of the existing built up areas which will assist in avoiding excessive intensification of the built up areas. Development brought forward through this policy will help to meet identified housing (and other) needs, including in some of the smaller settlements. However, development brought forward through Neighbourhood Planning could result in dispersed development which may not	Likelihood: likely Scale: Local Timescale: Medium/long term Duration: uncertain Frequency: uncertain Significance: not likely to be significant	

	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 settlements?	contribute to vibrant communities.		
18) To promote and improve access to open space and countryside	• 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?	0		
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	0 The policy has no impact on crime and anti-social behaviour.		
20) To improve health and well-being through the development of	• Will it improve access to health and social care? • Will it promote healthy	+ In principle, development brought forward through Neighbourhood Plans will help meet identified		

healthy communities	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?	needs and will need to be supported by the local community. Financial contributions would be sought for GP provision if necessary.		
Conclusion 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 – Regeneration

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

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

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Impact (positive/ negative/ neutral) and discussion (if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.	Commentary on assessment: likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare). Elaborate here if necessary e.g. certainty of something happening may depend on another policy/detailed design etc.	Possible changes to plan/mitigation (e.g. need to change option, other policies needed to ensure mitigation etc.)
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	- Will it increase housing supply? - Will it increase the range of housing to meet all needs? - Will it increase the affordability of housing? - Will it help to reduce the no. of homeless? - Will it reduce the no. of empty	+ The policy has a positive effect in terms of enabling the delivery of regeneration schemes. It is considered that there would be a positive effect in terms of delivering sustainable communities and improving social cohesion in the longer term.	Likelihood: uncertain – dependent on the method of delivery Scale: local/neighbourhood level Timescale: short to long term Duration: permanent Frequency: unknown Significance: not significant	Policies should ensure that the housing is of a sustainable design and construction – covered by other Local Plan climate change policies. The policy could refer to the quality and type of new housing.

	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 housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough?			
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	• 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	++ It is considered that this policy would have a significantly positive impact in terms of delivering sustainable communities and improving social cohesion in the longer term in three of the most deprived areas of the borough, namely Buckskin, South Ham and	Likelihood: high Scale: local/neighbourhood level Timescale: longer term Duration: permanent Frequency: unknown Significance: significant	Ensure that the design policy incorporates designing out crime principles.

	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?	Norden. The policy would also facilitate regeneration in other areas, with consequent benefits to the quality of life for local residents.		
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• 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?	-/+ The construction and occupation of any regenerated schemes is likely to result in some increased emissions of greenhouse gases, although new housing is likely to be more energy efficient and there may be opportunities to incorporate renewable/low-carbon energy as part of any regeneration scheme.	Likelihood: uncertain Scale: global Timescale: long term Duration: permanent Frequency: unknown Significance: insignificant	Other Local Plan climate change policies should ensure that the housing is of a sustainable design and construction
(4) To protect, and enhance local biodiversity, flora and fauna	• Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? • 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?	0 The policy is unlikely to significantly impact on biodiversity and nature conservation, although it would depend on the regeneration site and nature of any scheme.		
(5) To protect and	• Will it protect areas of highest	?	Likelihood: unlikely	Any proposal will be

enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	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?	The policy is unlikely to significantly impact on the distinctiveness and quality of the local landscape as it will involve existing residential neighbourhoods. However, regeneration of some sites may have a landscape impact, which is unknown at this stage.	Scale: local Timescale: long term Duration: generally permanent (although mitigation could overcome over time) Frequency: infrequent Significance: not significant	subject to the Local Plan Landscape Character policy
6) To maintain and improve the quality of water resources in the Borough	• Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	0 The policy is unlikely to significantly impact on the quality of water resources as it would impact existing residential areas.		
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	• Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • 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?	0 The policy is unlikely to affect flooding although it would depend on the site and nature of any regeneration scheme.		
8) To improve	• Will it improve access to	+	Likelihood: high	

sustainable accessibility to all services and facilities	community facilities and services, particularly within rural areas? • Will it improve the self-containment of Basingstoke Town? • Will it reduce congestion? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?	It is considered there would be a positive impact in terms of reducing barriers to social inclusion.	Scale: local Timescale: medium to long term Duration: permanent Frequency: infrequent Significant: not significant	
9) To improve choice and access to sustainable transport options	• 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?	0 It is considered that the policy will have a negligible impact on 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.	• 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	0 It is considered that the policy is likely to have a negligible impact on educational attainment.		

	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?			
11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0 The policy is unlikely to have a significant impact on developing a knowledge-based economy.		
12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy?	0		

	• 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?			
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development?	0		
14) To enhance the attractiveness of the Borough to visitors	• 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	0		
15) To protect and enhance distinctive and high quality features of the local built environment	• 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	+ It is considered that the policy would have a positive impact in terms of improving the built environment through regeneration. Regeneration is likely to be implicitly beneficial in townscape terms. Moreover, any regeneration scheme would need to comply with the design policy (EM10) and the Design and Sustainability SPD.	Likelihood: high Scale: local/neighbourhood Timescale: short to long term Duration: permanent Frequency: infrequent Significance: not significant	The policy could refer to the design quality of any regeneration, and its relationship with the surrounding built environment if this is not covered by any design policy.

	importance? • 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?			
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	• 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?	++ It is considered that the policy would have a significantly positive impact in terms of supporting the re-use of previously developed land through the regeneration of existing residential areas. Policy EM10 includes a requirement to minimise energy consumption through sustainable approaches to design.	Likelihood: high Scale: local/neighbourhood Timescale: short to long term Duration: permanent Frequency: infrequent Significance: significant	Local Plan climate change policies should ensure that the housing is of a sustainable design and construction

	• Will it provide energy from renewable sources? • 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?			
(17) To create and sustain vibrant settlements and communities	• 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	+ The policy would generally have a positive impact in terms of seeking to provide improved local facilities and services and promoting the viability and vitality of towns and villages.	Likelihood: high Scale: local/neighbourhood Timescale: short to long term Duration: permanent Frequency: infrequent Significance: significant	

	planning system? • Will it help create a sense of place and add to the distinctiveness of the Borough's settlements?			
18) To promote and improve access to open space and countryside	• 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?	0	Likelihood: high Scale: local Timescale: long term Duration: permanent Frequency: infrequent Significance: not significant	
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g. through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	+ This policy is likely to have a positive impact on community safety, as regeneration proposals are likely to result in improved housing layouts, enhanced open spaces and offer opportunities for creating safer environments and incorporating elements of 'designing out crime'.	Likelihood: likely Scale: local Timescale: medium-long term Duration: uncertain Frequency: infrequent Significance: fairly significant	The policy could address improving community safety through 'designing out crime' if not covered by any design policy.
20) To improve health and well-being through the development of healthy communities	• 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?	+ The policy would have a positive impact in terms of delivering improved local facilities through regeneration, and contribute towards the creation of 'liveable' neighbourhoods.	Likelihood: high Scale: local/neighbourhood Timescale: long term Duration: permanent Frequency: infrequent Significance: not significant	

	• Will it help to develop healthy and 'liveable' neighbourhoods • Will it improve air quality? • Will it decrease noise pollution near residential areas?			
Conclusion The policy has a broadly positive impact in relation to the social and environmental SA objectives, enabling the regeneration of deprived neighbourhoods and facilitating increased housing provision whilst protecting the environment by regenerating existing built up areas.				

Policy SS3 – Greenfield Site Allocations

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

Development on the sites is expected to come forward through the preparation of a masterplan or development brief where appropriate, prepared in partnership with the landowner and with consultation involving the local community, to be approved by the council prior to the submission of a planning application⁵. Where two or more sites are adjacent to each other, masterplanning should be undertaken jointly.

Site Reference	Location	Allocation	Phasing
SS3.1	Swing Swang, Basingstoke	Approx 100 homes	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 Boswood 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

SA Objective	SA Appraisal Criteria <i>(to take into account/guide appraisal)</i>	Impact (positive/ negative/ neutral) and discussion <i>(if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.</i>	Commentary on assessment: <i>likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare). Elaborate here if necessary e.g. certainty of something happening may depend on another policy/detailed design etc.</i>	Possible changes to plan/mitigation <i>(e.g. need to change option, other policies needed to ensure mitigation etc.)</i>
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	• Will it increase housing supply? • Will it increase the range of housing to meet all needs? • 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	+ The policy directly requires that the necessary infrastructure is provided to meet the needs that arise from development.	Likelihood: high Scale: local Timescale: long term Duration: permanent Frequency: infrequent Significance: not significant	

	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 housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough?			
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	• 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)?	0		

	• 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?			
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• 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?	0		
(4) To protect, and enhance local biodiversity, flora and fauna	• Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? • 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?	0		
(5) To protect and enhance the distinctiveness and	• Will it protect areas of highest landscape value?	0		

quality of the local landscape, soils, geological and geomorphologic interests	• 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?			
6) To maintain and improve the quality of water resources in the Borough	• Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	+ The policy directly requires that the necessary infrastructure is provided to meet the needs that arise from development, this includes water infrastructure.	Likelihood: high Scale: local Timescale: long term Duration: permanent Frequency: infrequent Significance: not significant	
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	• Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • 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?	+ The policy directly requires that the necessary infrastructure is provided to meet the needs that arise from development, this includes water infrastructure.	Likelihood: high Scale: local Timescale: long term Duration: permanent Frequency: infrequent Significance: not significant	
8) To improve	• Will it improve access to	+	Likelihood: high	

sustainable accessibility to all services and facilities	community facilities and services, particularly within rural areas? • Will it improve the self-containment of Basingstoke Town? • Will it reduce congestion? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?	The policy directly requires that the necessary infrastructure is provided to meet the needs that arise from development.	Scale: local Timescale: long term Duration: permanent Frequency: infrequent Significance: not significant	
9) To improve choice and access to sustainable transport options	• 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?	+ The policy directly requires that the necessary infrastructure is provided to meet the needs that arise from development. This may include the provision of public transport.	Likelihood: high Scale: local Timescale: long term Duration: permanent Frequency: infrequent Significance: not significant	
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	• 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	+/? The policy directly requires that the necessary infrastructure is provided to meet the needs that arise from development. This includes the provision of schools.		

	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?			
11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0		
12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy?	0		

	• 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?			
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development?	+/? The policy directly requires that the necessary infrastructure is provided to meet the needs that arise from development. This will encourage sustainable development.		
14) To enhance the attractiveness of the Borough to visitors	• 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	0		
15) To protect and enhance distinctive and high quality features of the local built environment	• 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?	0		

	• Will it safeguard sites and monuments of archaeological importance? • 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?			
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	• 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	0		

	carbon footprint? • Will it provide energy from renewable sources? • 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?			
(17) To create and sustain vibrant settlements and communities	• 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	+ The policy specifies that communities should be engaged in the process of master planning or devising development briefs, where appropriate.	Likelihood: high Scale: local Timescale: long term Duration: permanent Frequency: infrequent Significance: not significant	

	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 settlements?			
18) To promote and improve access to open space and countryside	• 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?	+ The policy directly requires that the necessary infrastructure is provided to meet the needs that arise from development. This includes the provision of new open space.	Likelihood: high Scale: local Timescale: long term Duration: permanent Frequency: infrequent Significance: not significant	
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	0		
20) To improve health and well-being through the development of healthy communities	• 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?	+ The policy directly requires that the necessary infrastructure is provided to meet the needs that arise from development. This includes the provision of healthcare facilities.	Likelihood: high Scale: local Timescale: long term Duration: permanent Frequency: infrequent Significance: not significant	

	• Will it help to develop healthy and 'liveable' neighbourhoods • Will it improve air quality? • Will it decrease noise pollution near residential areas?			
Conclusion 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 SS3.1 – Swing Swang Lane, Basingstoke

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

- a) Make provision for approximately 100 dwellings;
- b) Have a design and layout of high quality and a character which respects its location adjacent to the Old Basing Conservation Area;
- c) Conserve and enhance the architectural and historic significance of the Old Basing Conservation Area, including its setting, and ensure sufficient mitigation measures are put in place when required;
- d) Include measures to mitigate the impact of development on the local road network including improvements to Basing Road and Swing Swang Lane;
- e) Include measures to improve accessibility by non-car transport modes particularly to Old Basing and ensure the ability to service the site by public transport, including the connection of the site with existing cycle and pedestrian routes and improve connections toward Eastrop Park and Basing View;
- f) Incorporate measures to maintain the Public Right of Way along the northern boundary of the site;
- g) Include appropriate green infrastructure to meet local needs in line with the council's adopted standards, providing links to the existing green network;
- h) Limit the direct and indirect impacts on local species and habitats, including the part of the site designated as a Site of Importance for Nature Conservation (SINC) and the nearby Basing Fen SINC, through on-site and off-site compensation measure and seek to ensure that there is a positive improvement in the conservation status of these species within the designations;
- i) Incorporate and/or promote renewable energy technologies;
- j) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures in light of the adjacent railway line;
- k) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy
- l) Ensure the risk from future groundwater flooding is investigated and appropriate mitigation measures are implemented.

Development on this site will deliver homes in the period 2015/16 to 2019/20, in accordance with the requirement to maintain a five year supply of deliverable housing sites.

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Impact (positive/ negative/ neutral) and discussion (if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.	Commentary on assessment: likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare)	Possible changes to plan/mitigation (e.g. need to change option, other policies needed to ensure mitigation etc.)
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	• Will it increase housing supply? • Will it increase the range of housing to meet all needs? • 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?	++ This policy supports the increase in housing supply by 100 dwellings and could supply a variety of types and sizes of dwelling to meet a range of housing needs. The policy directly ensures that there is a percentage of affordable housing provided on site. Developing the site will contribute towards reducing the numbers on the housing register. Development of the site does not meet the specific housing needs of gypsies and travellers.	Likelihood: certain Scale: local Timescale: short-long term Duration: temporary Significance: significant	The needs of gypsies and travellers need to be addressed.

	• 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 housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough?			
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	• 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?	0 This policy may help to reduce overcrowding, but is unlikely to reduce deprivation		
3) To reduce and minimise emissions of greenhouse gases	• Will it reduce and/or minimise greenhouse gas emissions and help to meet international,	+ This policy promotes the use of renewable technologies on site.	Likelihood: uncertain Scale: local Timescale: Medium/long	Also addressed by other policies

and manage the impact of climate change	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?	The policy requires measures to improve accessibility by non-car modes and improvements to pedestrian/cycle links which will help reduce emissions and mitigate the effects of climate change.	term Duration: permanent Frequency: uncertain Significance: uncertain but unlikely to be significant	
(4) To protect, and enhance local biodiversity, flora and fauna	• Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? • 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?	+/- The policy requires impacts on local habitats and species to be mitigated on and off-site but all adverse impacts may not be avoided.		A suitable buffer zone is required between the development and the designated SINC
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	• 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?	+ The policy requires that development conserve and enhance the architectural and historic significance of the Old Basing Conservation Area, including its setting, and ensure sufficient mitigation measures are put in place when required	Likelihood: uncertain Scale: local - national Timescale: short term – long term Duration: permanent Significance: significant	

6) To maintain and improve the quality of water resources in the Borough	• Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	0 This policy is unlikely to have a particular impact upon improving water quality.		This is dealt with through another Local Plan policy
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	• Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • 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?	0 This policy is unlikely to have a particular impact upon reducing the risk of flooding.		This is further supported by another Local Plan policy.
8) To improve sustainable accessibility to all services and facilities	• 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? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to	+ This policy is considered to support the improvements of sustainable transport modes to improve accessibility. The sites location in relatively close proximity to Basingstoke Town Centre and the Basing View Employment area will encourage self-containment within the town.	Likelihood: certain Scale: Local Timescale: Medium/long term Duration: uncertain Frequency: unknown Significance: significant	

	broadband?			
9) To improve choice and access to sustainable transport options	• 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?	+ This policy is considered to support the improvements of sustainable transport modes to improve accessibility.	Likelihood: uncertain Scale: Local Timescale: Medium/long term Duration: uncertain Frequency: unknown Significance: uncertain	
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	• 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	0 This policy is unlikely to have a particular impact upon education attainment in the borough.		

	unemployment?			
11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0 The policy does not consider commercial premises or providing an element of employment land.		
12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0 The policy does not consider commercial premises or providing an element of employment land.		
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of	+ The policy will provide housing to support the needs of the local economy over the plan period.		

	sustainable development?			
14) To enhance the attractiveness of the Borough to visitors	• 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	0 This policy does not incorporate anything that would attract visitors.		
15) To protect and enhance distinctive and high quality features of the local built environment	• 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 importance? • 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?	+ This policy states that the development will have a high quality design and layout which respects its location adjacent to the Old Basing Conservation Area.	Likelihood: likely Scale: Local Timescale: Medium/long term Duration: uncertain Frequency: uncertain Significance: not likely to be significant	Covered by Local Plan design policy
16) To improve the efficiency of resource	• Will it use water more efficiently?	0 This policy does not directly		This is dealt with through other Local Plan policies.

use, including re-using previously developed land, existing buildings and materials, and encouraging the maximum use of sustainable design and construction technologies	• 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? • 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?	address these matters.		
(17) To create and sustain vibrant settlements and	• Will it direct new development towards those settlements best	0 The policy does not set out any requirements for new facilitates or		

communities	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 settlements?	services provide on-site.		
18) To promote and improve access to open space and countryside	• 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	+ The policy requires the inclusion of new open space within the development.	Likelihood: uncertain Scale: local Timescale: medium-long term Duration: permanent Significance: significant	

	recreational needs of all in the community? • Will it encourage participation in leisure and cultural events?			
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	0 The policy has no impact on crime and anti-social behaviour.		
20) To improve health and well-being through the development of healthy communities	• 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?	+ This policy addresses issues relating to health implications around noise pollution and requires suitable mitigation.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: insignificant – can be overcome.	
Conclusion These policies are broadly compatible with the social SA objectives, enabling housing provision. The policy impacts on the environmental SA objectives are generally negligible as the policies address mitigation measures to alleviate any adverse impact on the environment. The housing provided by these sites will help to support the local economy and therefore are generally positive or negligible on the economic SA objectives.				

Policy SS3.2 – Kennel Farm

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

- a) Make provision for up to 310 dwellings;
- b) Have a design and layout of high quality and a character which respects its location on the edge of the town creating a strong and defensible boundary between the site and the open countryside;
- c) Respond positively to the special characteristics and sensitivities of the landscape, ensuring that the density, heights and layout of buildings on the higher ground minimise any visual impacts on this prominent location, respecting the Roman Road as a landscape feature and existing hedgerows and woodlands;
- d) Provide measures to mitigate the impact of development on the local road network including the A30 corridor and specifically improvements at Kempshott Roundabout (as identified in the site specific Transport Assessment);
- e) Include measures to improve accessibility by non-car transport modes, the ability to service the site by public transport and ensuring the connection of the site with existing cycle and pedestrian routes and the Public Right of Way network. This will include improving the pedestrian/cycling crossing facilities across the adjacent section of the A30, to enable access to services to the east;
- f) Include appropriate green space/green infrastructure to meet local needs in line with the council's adopted standards, including the amenity of the footpath along the western site boundary;
- g) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy;
- h) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures in light of the proximity of the site to the A30;
- i) Limit direct and indirect adverse impacts on key species and habitats, including the nearby Sites of Importance for Nature Conservation, including Old Down, by mitigating and compensating any impacts to ensure that the site provides a net gain in biodiversity;
- j) Incorporate and/or promote renewable energy technologies.

Development on this site will deliver homes in the period 2015/16 to 2019/20, in accordance with the requirement to maintain a five year supply of deliverable housing sites.

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Impact (positive/ negative/ neutral) and discussion (if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.	Commentary on assessment: likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare)	Possible changes to plan/mitigation (e.g. need to change option, other policies needed to ensure mitigation etc.)

1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	• Will it increase housing supply? • Will it increase the range of housing to meet all needs? • 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 housing needs of gypsies and travellers? • Will it integrate with the	++ This policy supports the increase in housing supply by up to 310 dwellings and could supply a variety of types and sizes of dwelling to meet a range of housing needs. The policy directly ensures that there is a percentage of affordable housing provided on site. Developing the site will contribute towards reducing the numbers on the housing register. Development of the site does not meet the specific housing needs of gypsies and travellers.	Likelihood: certain Scale: local Timescale: short-long term Duration: temporary Significance: significant	The needs of gypsies and travellers need to be addressed.

	employment needs of the Borough?			
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	• 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?	0 This policy may help to reduce overcrowding, but is unlikely to reduce deprivation		
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• 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?	+ This policy promotes the use of renewable technologies on site. The policy requires measures to improve accessibility by non-car modes and improvements to pedestrian/cycle links which will help reduce emissions and mitigate the effects of climate change.	Likelihood: uncertain Scale: local Timescale: Medium/long term Duration: permanent Frequency: uncertain Significance: uncertain but unlikely to be significant	Also addressed by other policies
(4) To protect, and enhance local	• Will it protect and enhance sites and habitats, both	+/-		A suitable buffer zone is

biodiversity, flora and fauna	designated and undesignated, of nature conservation value? • 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?	The policy requires impacts on local habitats and species to be mitigated on and off-site but all adverse impacts may not be avoided.		required between the development and the designated SIN
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	• 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?	+ The policy requires that any development responds positively to the landscape. The policy supports a well-designed layout and appropriate level/distribution of open space which could accommodate interface with surrounding countryside and enhance landscape character and visual amenity.	Likelihood: uncertain Scale: local - national Timescale: short term – long term Duration: permanent Significance: significant	
6) To maintain and improve the quality of water resources in the Borough	• Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	0		This is dealt with through another Local Plan policy
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	• Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of	+ The policy requires that adequate infrastructure is provided for surface water and drainage which includes SUDs. Policy also requires a drainage strategy to be	Likelihood: uncertain Scale: local Timescale: short term Duration: temporary Significance: significant	This is further supported by another Local Plan policy.

	medium and high flood-risk? • 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?	produced.		
8) To improve sustainable accessibility to all services and facilities	• 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? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?	++ This policy is considered to support the improvements of sustainable transport modes to improve accessibility.	Likelihood: certain Scale: Local Timescale: Medium/long term Duration: uncertain Frequency: unknown Significance: significant	
9) To improve choice and access to sustainable transport options	• 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	+ This policy is considered to support the improvements of sustainable transport modes to improve accessibility.	Likelihood: uncertain Scale: Local Timescale: Medium/long term Duration: uncertain Frequency: unknown Significance: uncertain	

	public transport?			
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	• 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?	0 This policy is unlikely to have a particular impact upon education attainment in the borough.		
11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • Will it encourage business start-up and business growth? • Will it maintain or provide a	0 The policy does not consider commercial premises or providing an element of employment land.		

	sufficient supply of employment land to meet the needs of existing businesses and attract inward investment?			
12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0 The policy does not consider commercial premises or providing an element of employment land.	Likelihood: likely Scale: Borough wide Timescale: Medium/long term Duration: Frequency: uncertain Significance: not likely to be significant	
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development?	+ The policy will provide housing to support the needs of the local economy over the plan period.		
14) To enhance the attractiveness of the Borough to visitors	• 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	0 This policy does not incorporate anything that would attract visitors.		
15) To protect and enhance distinctive	• Will it promote and maintain an attractive and diverse	+ This policy states that the	Likelihood: likely Scale: Local	Covered by Local Plan design policy

and high quality features of the local built environment	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 importance? • 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?	development will have a high quality design and layout which respects its location.	Timescale: Medium/long term Duration: uncertain Frequency: uncertain Significance: not likely to be significant	
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	• 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	0 This policy does not directly address these matters.		This is dealt with through other Local Plan policies.

	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? • 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?			
(17) To create and sustain vibrant settlements and communities	• 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	0/- The policy does not set out any requirements for new facilities or services provide on-site.		

	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 settlements?			
18) To promote and improve access to open space and countryside	• 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?	+ The policy requires the inclusion of new open space within the development.	Likelihood: uncertain Scale: local Timescale: medium-long term Duration: permanent Significance: significant	
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	0 The policy has no impact on crime and anti-social behaviour.		

20) To improve health and well-being through the development of healthy communities	• 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?	+ This policy addresses issues relating to health implications around noise pollution and requires suitable mitigation.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: insignificant – can be overcome.	
Conclusion These policies are broadly compatible with the social SA objectives, enabling housing provision. The policy impacts on the environmental SA objectives are generally negligible as the policies address mitigation measures to alleviate any adverse impact on the environment. The housing provided by these sites will help to support the local economy and therefore are generally positive or negligible on the economic SA objectives.				

Policy SS3.3 – Razor’s Farm

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

- a) Make provision for approximately 420 dwellings;
- b) Have a design and layout of high quality and a character which respects its location on the edge of the town adjoining the countryside;
- c) Respond positively to the special characteristics and sensitivities of the landscape, including the historic field patterns and drainage ditch layout, the Roman Road and the extensive existing vegetation structure;
- d) From the outset provide a strong buffer on the western side of the development with lower density development along this edge;
- e) Conserve the architectural and historic significance of heritage assets in the area including Razor’s Farm, Upper Cufaudd Farm, Cufaudd Farm and the Vyne, including their setting, and ensure sufficient mitigation measures are provided when required;
- f) Provide a layout which addresses the potential isolation of the site from existing communities through direct pedestrian, cycle and public transport links to the adjoining business park, the site reserved for the possible Chineham Railway Station, Cufaudd Farm and Sherfield Park, whilst ensuring that the maintenance of a high level of residential amenity is not prejudiced by the activity and visual intrusiveness of the business park;
- g) Not restrict the delivery of the possible Chineham Railway Station, either through the allocated site (as identified by Policy SS10) or through delivery on site;
- h) Limit the direct and indirect impacts on local species and habitats, including the Sites of Importance for Nature Conservation, through buffering natural features and drainage ditches and mitigating impacts both on-site and through off-site compensation measures to ensure that the development provides positive improvement of the biodiversity status of the site and within the designation;
- i) Include measures to mitigate the impact of development on the local road network including the A33 Corridor and specifically improvements at Crockford Lane roundabout;
- j) Include measures to improve accessibility by non-car transport modes; including the provision of internal walking and cycle routes linked to existing external routes and the ability to service the site by public transport;
- k) Include appropriate green space/green infrastructure provision in line with the council’s adopted standards including green links to Cufaudd Lane and a central green space focussed around the Razor’s Farm listed buildings connected to green links within the development and to existing developments;
- l) Incorporate and/or promote renewable energy technologies;
- m) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures in light of the adjacent railway line and business park;
- n) Ensure there would be no harm to the business function of the neighbouring business uses as a result of development;
- o) Ensure the potential for shallow groundwater is investigated and appropriate mitigation measures are implemented to mitigate the risk;
- p) Ensure that the impact of development and any upgrades that may be required to the sewer network and/or effluent system are understood, through the production of a drainage strategy;

q) Ensure that it provides for a comprehensive development with the Upper Cufau Farm allocation (Site Policy SS3.8) through the development of a joint masterplan for the two sites.

Development on this site will deliver homes in the period 2015/16 to 2019/20, in accordance with the requirement to maintain a five year supply of deliverable housing sites.

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Impact (positive/ negative/ neutral) and discussion (if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.	Commentary on assessment: likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare)	Possible changes to plan/mitigation (e.g. need to change option, other policies needed to ensure mitigation etc.)
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	• Will it increase housing supply? • Will it increase the range of housing to meet all needs? • 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?	++ This policy supports the increase in housing supply by approximately 420 dwellings and could supply a variety of types and sizes of dwelling to meet a range of housing needs. The policy directly ensures that there is a percentage of affordable housing provided on site. Developing the site will contribute towards reducing the numbers on the housing register. Development of the site does not meet the specific housing needs of gypsies and travellers.	Likelihood: certain Scale: local Timescale: short-long term Duration: temporary Significance: significant	The needs of gypsies and travellers need to be addressed.

	• 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 housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough?			
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	• 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	0 This policy may help to reduce overcrowding, but is unlikely to reduce deprivation.		

	deprived wards of the Borough?			
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• 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?	+ This policy promotes the use of renewable technologies on site. The policy requires measures to improve accessibility by non-car modes and improvements to pedestrian/cycle links which will help reduce emissions and mitigate the effects of climate change.	Likelihood: uncertain Scale: local Timescale: Medium/long term Duration: permanent Frequency: uncertain Significance: uncertain but unlikely to be significant	Also addressed by other policies
4) To protect, and enhance local biodiversity, flora and fauna	• Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? • 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?	+/- The policy requires impacts on local habitats and species to be mitigated on and off-site but all adverse impacts may not be avoided.		A suitable buffer zone is required between the development and the designated SINC
5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	• 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	+ The policy requires that any development responds positively to the landscape. The policy supports a well-designed layout and appropriate level/distribution of open space/green infrastructure which could accommodate interface with surrounding countryside and enhance landscape character and	Likelihood: uncertain Scale: local - national Timescale: short term – long term Duration: permanent Significance: significant	

	soils? • Will it retain the Borough's best and most versatile agricultural land?	visual amenity. Additionally, the policy requires the inclusion of a central green space connected with green links.		
6) To maintain and improve the quality of water resources in the Borough	• Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	+ This policy requires that shallow groundwater is investigated and mitigation measures are implemented if required.		This is dealt with through another Local Plan policy
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	• Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • 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?	+ This policy considers sewerage infrastructure on site. The Policy has a positive impact as it requires adequate infrastructure is provided for sewage and surface water and requires a drainage strategy to be produced.	Likelihood: uncertain Scale: local Timescale: short term Duration: temporary Significance: significant	This is further supported by another Local Plan policy.
8) To improve sustainable accessibility to all services and facilities	• 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? • Will it reduce barriers to social inclusion?	++ This policy is considered to support the improvements of sustainable transport modes to improve accessibility. Additionally, the policy supports the maintenance of a Public Rights of Way through the site, and considers the delivery of Chineham Railway Station.	Likelihood: certain Scale: Local Timescale: Medium/long term Duration: uncertain Frequency: unknown Significance: significant	

	• Does it include provision for extending remote access? • Will it improve access to broadband?			
9) To improve choice and access to sustainable transport options	• 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?	++ This policy is considered to support the improvements of sustainable transport modes to improve accessibility. Additionally, the policy supports the maintenance of a Public Rights of Way through the site and considers the delivery of Chineham Railway Station.	Likelihood: certain Scale: Local Timescale: Medium/long term Duration: uncertain Frequency: unknown Significance: significant	
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	• 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	0 This policy is unlikely to increase the levels of participation and attainment of education in the borough.		

	skills? • Will it reduce long-term unemployment?			
11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0 The policy does not consider commercial premises or provide an element of employment land.		
12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0 The policy considers a link to the adjoining business park.	Likelihood: likely Scale: Borough wide Timescale: Medium/long term Duration: Frequency: uncertain Significance: not likely to be significant	
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth	+ The policy will provide housing to support the needs of the local economy over the plan period.		

	accord with the principles of sustainable development?			
14) To enhance the attractiveness of the Borough to visitors	• 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	0 This policy does not incorporate anything that would attract visitors.		
15) To protect and enhance distinctive and high quality features of the local built environment	• 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 importance? • 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?	++ This policy states that the development will have a high quality design and layout which respects its location. Additionally, the policy conserves a number of heritage assets.	Likelihood: likely Scale: Local Timescale: Medium/long term Duration: uncertain Frequency: uncertain Significance: not likely to be significant	Covered by Local Plan design policy
16) To improve the	• Will it use water more	+		

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	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? • 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?	This policy sets out requirements for shallow groundwater, and ensures that mitigation measures are implemented. Additionally, the policy promotes the use of renewable technologies on site.		
(17) To create and sustain vibrant	• Will it direct new development	+/-0 The policy does not set out any		

settlements and communities	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 settlements?	requirements for new facilities or services provided on-site. The policy requires the inclusion of new open space/green infrastructure as part of the development.		
18) To promote and improve access to open space and countryside	• 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	+ The policy requires the inclusion of new open space/green infrastructure within the development.	Likelihood: uncertain Scale: local Timescale: medium-long term Duration: permanent Significance: significant	

	meeting the sport and recreational needs of all in the community? • Will it encourage participation in leisure and cultural events?			
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	0 The policy has no impact on crime and anti-social behaviour.		
20) To improve health and well-being through the development of healthy communities	• 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?	0 This policy considers the use of noise mitigation measures as part of the development		

Conclusion

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

Policy SS3.4 – North of Popley Fields, Basingstoke

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

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

Development on this site will deliver homes in the period 2014/2015 to 2019/20, in accordance with the requirement to maintain a five year supply of deliverable housing sites.

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Impact (positive/ negative/ neutral) and discussion (if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.	Commentary on assessment: likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare)	Possible changes to plan/mitigation (e.g. need to change option, other policies needed to ensure mitigation etc.)
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	• Will it increase housing supply? • Will it increase the range of housing to meet all needs? • 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	++ This policy supports the increase in housing supply by 450 dwellings and could supply a variety of types and sizes of dwelling to meet a range of housing needs. The policy directly ensures that there is a percentage of affordable housing provided on site. Developing the site will contribute towards reducing the numbers on the housing register. Development of the site does not meet the specific housing needs of gypsies and travellers.	Likelihood: certain Scale: local Timescale: short-long term Duration: temporary Significance: significant	The needs of gypsies and travellers need to be addressed.

	groups with specific housing needs? • Will it meet the housing needs of the ageing population? • Will it meet the housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough?			
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	• 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?	0 This policy may help to reduce overcrowding, but is unlikely to reduce deprivation.		
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate	• Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional emissions	+ This policy promotes the use of renewable technologies on site. The policy requires measures to improve accessibility by non-car	Likelihood: uncertain Scale: local Timescale: Medium/long term Duration: permanent	Also addressed by other policies

change	targets? • Does it incorporate and/or promote the use of renewable energy technologies? • Will it mitigate the effects of climate change?	modes and improvements to pedestrian/cycle links which will help reduce emissions and mitigate the effects of climate change.	Frequency: uncertain Significance: uncertain but unlikely to be significant	
(4) To protect, and enhance local biodiversity, flora and fauna	• Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? • 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?	+/- The policy requires impacts on local habitats and species to be mitigated on and off-site but all adverse impacts may not be avoided.		A suitable buffer zone is required between the development and the designated SINC
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	• 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?	+ The policy requires that any development responds positively to the landscape. The policy supports a well-designed layout and appropriate level/distribution of open space which could accommodate interface with surrounding countryside and enhance landscape character and visual amenity.	Likelihood: uncertain Scale: local - national Timescale: short term – long term Duration: permanent Significance: significant	
6) To maintain and	• Will it maintain or improve the	+		This is dealt with through

improve the quality of water resources in the Borough	water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	This policy requires that shallow groundwater is investigated and mitigation measures are implemented if required.		another Local Plan policy
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	• Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • 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?	0/- This policy does not consider water and sewerage infrastructure or flooding requirements.	Likelihood: uncertain Scale: local Timescale: short term Duration: temporary Significance: significant	This is further supported by another Local Plan policy.
8) To improve sustainable accessibility to all services and facilities	• 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? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to	++ This policy is considered to support the improvements of sustainable transport modes to improve accessibility. Additionally, the policy supports the maintenance of a Public Rights of Way through the site.	Likelihood: certain Scale: Local Timescale: Medium/long term Duration: uncertain Frequency: unknown Significance: significant	

	broadband?			
9) To improve choice and access to sustainable transport options	• 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?	++ This policy is considered to support the improvements of sustainable transport modes to improve accessibility. Additionally, the policy supports the maintenance of a Public Rights of Way through the site.	Likelihood: certain Scale: Local Timescale: Medium/long term Duration: uncertain Frequency: unknown Significance: significant	
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	• 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	+ This policy is unlikely to increase the levels of participation and attainment of education in the borough. However, it will include the provision of one form entry primary school, which will increase the opportunities for school places.		

	unemployment?			
11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0 The policy does not consider commercial premises or provide an element of employment land.		
12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0 The policy does not consider commercial premises or providing an element of employment land.	Likelihood: likely Scale: Borough wide Timescale: Medium/long term Duration: Frequency: uncertain Significance: not likely to be significant	
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of	+ The policy will provide housing to support the needs of the local economy over the plan period.		

	sustainable development?			
14) To enhance the attractiveness of the Borough to visitors	• 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	0 This policy does not incorporate anything that would attract visitors.		
15) To protect and enhance distinctive and high quality features of the local built environment	• 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 importance? • 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?	+ This policy states that the development will have a high quality design and layout which respects its location.	Likelihood: likely Scale: Local Timescale: Medium/long term Duration: uncertain Frequency: uncertain Significance: not likely to be significant	Covered by Local Plan design policy
16) To improve the efficiency of resource	• Will it use water more efficiently?	+ This policy sets out requirements		

use, including re-using previously developed land, existing buildings and materials, and encouraging the maximum use of sustainable design and construction technologies	• 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? • 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?	for shallow groundwater, and ensures that mitigation measures are implemented.		
(17) To create and sustain vibrant settlements and	• Will it direct new development towards those settlements best	+/-0 The policy does not set out any requirements for new facilitates or		

communities	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 settlements?	services provided on-site. The policy requires the inclusion of new open space/green infrastructure as part of the development.		
18) To promote and improve access to open space and countryside	• 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	+ The policy requires the inclusion of new open space/green infrastructure within the development.	Likelihood: uncertain Scale: local Timescale: medium-long term Duration: permanent Significance: significant	

	recreational needs of all in the community? • Will it encourage participation in leisure and cultural events?			
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	0 The policy has no impact on crime and anti-social behaviour.		
20) To improve health and well-being through the development of healthy communities	• 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?	0 This policy has no impact on health and well-being.		
Conclusion These policies are broadly compatible with the social SA objectives, enabling housing provision. The policy impacts on the environmental SA objectives are generally negligible as the policies address mitigation measures to alleviate any adverse impact on the environment. The housing provided by these sites will help to support the local economy and therefore are generally positive or negligible on the economic SA objectives.				

Policy SS3.5 – Overton Hill

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

- a) Make provision for approximately 120 dwellings;
 - b) Respect the locally distinctive features of Overton and its location on the edge of the village;
 - c) Retain the landscape character and visual amenity of the area by restricting development to the lower slopes, locating open space adjacent to the countryside and including adequate space for lines of trees to form an internal landscape structure;
 - d) Conserve and enhance the architectural and historic significance of the Overton Conservation Area and the grade II listed Quidhampton Mill, including their settings, and ensure sufficient mitigation measures are provided when required;
 - e) Conserve and enhance the adjacent River Test Site of Special Scientific Interest through the provision of an adequate buffer to the northern boundary and appropriate mitigation measures to prevent hydrological/diffuse pollution;
 - f) Include measures to mitigate the impact of development on the local road network including improvements to the junction of Station Road and the B3400;
 - g) Include measures to improve accessibility by non-car transport modes, particularly to Overton railway station, village centre and primary school, and the ability to service the site by public transport;
 - h) Include the provision of internal walking and cycle routes linked to existing external routes, and the maintenance and improvement of Public Rights of Way along the eastern and southern boundaries of the site;
 - i) Incorporate and/or promote renewable energy technologies;
 - j) Include appropriate greenspace/green infrastructure provision to meet local needs in line with the council's adopted standards, including extending the existing neighbourhood park;
 - k) Provide a connection to the sewerage system of the nearest point of adequate capacity.
- Development on this site will deliver homes in the period 2015/16 to 2019/20, in accordance with the requirement to maintain a five year supply of deliverable housing sites.

SA Objective	SA Appraisal Criteria <i>(to take into account/guide appraisal)</i>	Impact (positive/ negative/ neutral) and discussion <i>(if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.</i>	Commentary on assessment: <i>likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent),</i>	Possible changes to plan/mitigation <i>(e.g. need to change option, other policies needed to ensure mitigation etc.)</i>

			<i>Frequency (frequent/rare)</i>	
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	• Will it increase housing supply? • Will it increase the range of housing to meet all needs? • 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 housing needs of gypsies and travellers?	++ This policy supports the increase in housing supply by 120 dwellings and could supply a variety of types and sizes of dwelling to meet a range of housing needs. The policy directly ensures that there is a percentage of affordable housing provided on site. Developing the site will contribute towards reducing the numbers on the housing register. Development of the site does not meet the specific housing needs of gypsies and travellers.	Likelihood: certain Scale: local Timescale: short-long term Duration: temporary Significance: significant	The needs of gypsies and travellers need to be addressed.

	• Will it integrate with the employment needs of the Borough?			
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	• 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?	0 This policy may help to reduce overcrowding, but is unlikely to reduce deprivation		
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• 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?	+ This policy promotes the use of renewable technologies on site. The policy requires measures to improve accessibility by non-car modes and improvements to pedestrian/cycle links which will help reduce emissions and mitigate the effects of climate change.	Likelihood: uncertain Scale: local Timescale: Medium/long term Duration: permanent Frequency: uncertain Significance: uncertain but unlikely to be significant	Also addressed by other policies
(4) To protect, and	• Will it protect and enhance	+/-		

enhance local biodiversity, flora and fauna	sites and habitats, both designated and undesignated, of nature conservation value? • 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?	The policy requires impacts on local habitats and species to be mitigated on and off-site but all adverse impacts may not be avoided.		
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	• 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?	+ The policy requires that any development responds positively to the landscape. The policy supports an appropriate level/distribution of open space which should provide links to the adjoining green infrastructure network.	Likelihood: uncertain Scale: local - national Timescale: short term – long term Duration: permanent Significance: significant	
6) To maintain and improve the quality of water resources in the Borough	• Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	0		This is dealt with through another Local Plan policy
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and	• Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of	0		

economy	dwellings built in areas of medium and high flood-risk? • 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?			
8) To improve sustainable accessibility to all services and facilities	• 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? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?	++ This policy is considered to support the improvements of sustainable transport modes to improve accessibility.	Likelihood: certain Scale: Local Timescale: Medium/long term Duration: uncertain Frequency: unknown Significance: significant	
9) To improve choice and access to sustainable transport options	• Will it minimise the need to travel? • Will it provide alternative means of travel to the private car? • Will it reduce private vehicular use?	+ This policy is considered to support the improvements of sustainable transport modes to improve accessibility.	Likelihood: uncertain Scale: Local Timescale: Medium/long term Duration: uncertain Frequency: unknown Significance: uncertain	

	• Will it encourage the use of public transport?			
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	• 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?	0 This policy is unlikely to have a particular impact upon education attainment in the borough.		
11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • Will it encourage business start-up and business growth?	0 The policy does not consider commercial premises or providing an element of employment land.		

	• Will it maintain or provide a sufficient supply of employment land to meet the needs of existing businesses and attract inward investment?			
12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0 The policy does not consider commercial premises or providing an element of employment land.	Likelihood: likely Scale: Borough wide Timescale: Medium/long term Duration: Frequency: uncertain Significance: not likely to be significant	
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development?	+ The policy will provide housing to support the needs of the local economy over the plan period.		
14) To enhance the attractiveness of the Borough to visitors	• 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	0 This policy does not incorporate anything that would attract visitors.		
15) To protect and	• Will it promote and maintain an	+	Likelihood: likely	Covered by Local Plan

enhance distinctive and high quality features of the local built environment	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 importance? • 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?	This policy states that the development will have a high quality design and layout which respects its location.	Scale: Local Timescale: Medium/long term Duration: uncertain Frequency: uncertain Significance: not likely to be significant	design policy
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	• 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?	0 This policy does not directly address these matters.		This is dealt with through other Local Plan policies.

	• 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? • 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?			
(17) To create and sustain vibrant settlements and communities	• 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	0/- The policy does not set out any requirements for new facilities or services provide on-site.	Likelihood: likely Scale: Local Timescale: Medium/long term Duration: uncertain Frequency: uncertain Significance: not likely to be significant	

	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 settlements?			
18) To promote and improve access to open space and countryside	• 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?	+ The policy requires the inclusion of new open space within the development.	Likelihood: uncertain Scale: local Timescale: medium-long term Duration: permanent Significance: significant	
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g through design and layout)? • Will it reduce antisocial behaviour?	0 The policy has no impact on crime and anti-social behaviour.		

	• Will it reduce the fear of crime?			
20) To improve health and well-being through the development of healthy communities	• 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?	0 The policy has no impact on health and well-being		
Conclusion These policies are broadly compatible with the social SA objectives, enabling housing provision. The policy impacts on the environmental SA objectives are generally negligible as the policies address mitigation measures to alleviate any adverse impact on the environment. The housing provided by these sites will help to support the local economy and therefore are generally positive or negligible on the economic SA objectives.				

Policy SS3.6 – South of Boswood Lane

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

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

Development on this site will deliver homes in the period 2015/16 to 2019/20, in accordance with the requirement to maintain a five year supply of deliverable housing.

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Impact (positive/ negative/ neutral) and discussion (if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%)	Commentary on assessment: likelihood/certainty, spatial scale (incl cross-boundary),	Possible changes to plan/mitigation (e.g. need to change option, other policies needed to ensure mitigation etc.)

		<i>If impact negligible no need to fill in last 2 columns.</i>	<i>timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare)</i>	
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	• Will it increase housing supply? • Will it increase the range of housing to meet all needs? • 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?	++ This policy supports the increase in housing supply by 150 dwellings and could supply a variety of types and sizes of dwelling to meet a range of housing needs. The policy directly ensures that there is a percentage of affordable housing provided on site. Developing the site will contribute towards reducing the numbers on the housing register. Development of the site does not meet the specific housing needs of gypsies and travellers.	Likelihood: certain Scale: local Timescale: short-long term Duration: temporary Significance: significant	The needs of gypsies and travellers need to be addressed.

	• Will it meet the housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough?			
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	• 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?	0 This policy may help to reduce overcrowding, but is unlikely to reduce deprivation		
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• 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	+ This policy promotes the use of renewable technologies on site. The policy requires measures to improve accessibility by non-car modes and improvements to pedestrian/cycle links which will help reduce emissions and mitigate the effects of climate change.	Likelihood: uncertain Scale: local Timescale: Medium/long term Duration: permanent Frequency: uncertain Significance: uncertain but unlikely to be significant	Also addressed by other policies

	climate change?			
(4) To protect, and enhance local biodiversity, flora and fauna	- Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? - 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?	+/- The policy requires impacts on local and nationally recognized species and habitats and to be mitigated on and off-site but all adverse impacts may not be avoided.		
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	- 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?	+ The policy requires that any development responds positively to the landscape, including the North Wessex Downs Area of Outstanding Natural Beauty The policy supports a well-designed layout and appropriate level/distribution of open space which could accommodate interface with surrounding countryside and enhance landscape character and visual amenity.	Likelihood: uncertain Scale: local - national Timescale: short term – long term Duration: permanent Significance: significant	
6) To maintain and improve the quality of water resources in the Borough	Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	0		This is dealt with through another Local Plan policy
7) To reduce the risk of flooding and the	Will it reduce the vulnerability to all types of flooding?	+ The Policy requires adequate	Likelihood: certain Scale: Local	

resulting detriment to the local community, environment and economy	• Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • 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?	sewerage infrastructure is provide on and off site.	Timescale: Medium/long term Duration: uncertain Frequency: unknown Significance: significant	
8) To improve sustainable accessibility to all services and facilities	• 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? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?	++ This policy is considered to support the improvements of sustainable transport modes to improve accessibility.	Likelihood: certain Scale: Local Timescale: Medium/long term Duration: uncertain Frequency: unknown Significance: significant	
9) To improve choice and access to sustainable transport options	• Will it minimise the need to travel? • Will it provide alternative means of travel to the private car? • Will it reduce private vehicular	+ This policy is considered to support the improvements of sustainable transport modes to improve accessibility.	Likelihood: uncertain Scale: Local Timescale: Medium/long term Duration: uncertain Frequency: unknown Significance: uncertain	

	use? • Will it encourage the use of public transport?			
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	• 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?	0 This policy is unlikely to have a particular impact upon education attainment in the borough.		
11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • Will it encourage business	0 The policy does not consider commercial premises or providing an element of employment land.		

	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?			
12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0 The policy does not consider commercial premises or providing an element of employment land.		
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development?	+ The policy will provide housing to support the needs of the local economy over the plan period.	Likelihood: likely Scale: Borough wide Timescale: Medium/long term Duration: Frequency: uncertain Significance: not likely to be significant	
14) To enhance the attractiveness of the Borough to visitors	• Will it retain or improve retail facilities in the Borough? • Will it improve the image of the Borough to attract inward investment and tourism?	0 This policy does not incorporate anything that would attract visitors.		

	• Will it meet the needs of visitors to the Borough			
15) To protect and enhance distinctive and high quality features of the local built environment	• 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 importance? • 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?	+ This policy states that the development will have a high quality design and layout which respects its location. The Policy also requires that the development preserves and enhances the architectural and historic significance of the nearby Grade II Listed Manor Farmhouse associated listed Granary, and related features, including their settings, and ensure sufficient mitigation measures; The policy requires that the development provide for the careful management of any important archaeological remains.	Likelihood: likely Scale: Local Timescale: Medium/long term Duration: uncertain Frequency: uncertain Significance: not likely to be significant	Covered by Local Plan design policy
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	• 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	0 This policy does not directly address these matters.		This is dealt with through other Local Plan policies.

and construction technologies	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? • 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?			
(17) To create and sustain vibrant settlements and communities	• 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?	0/- The policy does not set out any requirements for new facilities or services provide on-site.		

	• 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 settlements?			
18) To promote and improve access to open space and countryside	• 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?	+ The policy requires the inclusion of new open space within the development.	Likelihood: uncertain Scale: local Timescale: medium-long term Duration: permanent Significance: significant	
19) To improve community safety by reducing crime, the	• Will it reduce opportunities for crime (e.g through design and layout)?	0 The policy has no impact on crime		

fear of crime, and antisocial behaviour	• Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	and anti-social behaviour.		
20) To improve health and well-being through the development of healthy communities	• 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?	+ This policy addresses issues relating to health implications around noise pollution and requires suitable mitigation.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: insignificant – can be overcome.	
Conclusion These policies are broadly compatible with the social SA objectives, enabling housing provision. The policy impacts on the environmental SA objectives are generally negligible as the policies address mitigation measures to alleviate any adverse impact on the environment. The housing provided by these sites will help to support the local economy and therefore are generally positive or negligible on the economic SA objectives.				

Policy SS3.7 – Redlands

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

- a) Make provision for the delivery of approximately 150 dwellings;
- b) Respond positively to the special landscape qualities of the area, ensuring that the density, heights and layout of buildings minimise any visual impacts of this location. The design and layout of development needs to present a strong and defensible green buffer to the north and east, including the use of open space to limit the visual impact of development. This will include locating development in the western part of the site and avoiding residential development to the north of the existing field boundary, which forms the northern edge of the site;
- c) Include measures to mitigate the impact of development on the local road network including improvements to the A33 corridor, to ensure safe and convenient access for all road-users. This should include provision for a site access from an improved Gaiger Avenue/A33 junction, or a suitable alternative, along with appropriate access to the adjacent site (Policy SS3.9);
- d) Limit the direct and indirect impacts on local species and habitats through on-site and off-site compensation measures and ensure that there is a positive improvement in the conservation status of these species;
- e) Ensure that renewable energy technologies are harnessed for the site by utilising opportunities presented by the nearby combined heat and power (CHP) incinerator;
- f) In light of the nearby incinerator and sewage treatment works ensure acceptable noise and odour standards can be met within homes and amenity areas, through the avoidance of noise sensitive areas and the preparation of comprehensive noise and odour studies (in consultation with the utility provider) which inform layout decisions on this and the adjoining East of Basingstoke site;
- g) Ensure adequate sewerage infrastructure is provided (on and off site) and produce a drainage strategy.
- h) Ensure that, through the joint masterplanning of the two sites, development is delivered in conjunction with the adjacent East of Basingstoke and Chineham allocation (Policy SS3.9) and that development is brought forward in a co-ordinated manner. This site should not be developed in isolation.

Development of this site will deliver homes and infrastructure in the period 2017/8 to 2024/25, in accordance with the requirement to maintain a five year supply of deliverable housing sites.

SA Objective	SA Appraisal Criteria <i>(to take into account/guide appraisal)</i>	Impact (positive/ negative/ neutral) and discussion <i>(if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.</i>	Commentary on assessment: <i>likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration</i>	Possible changes to plan/mitigation <i>(e.g. need to change option, other policies needed to ensure mitigation etc.)</i>

			(temporary/permanent), Frequency (frequent/rare)	
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	• Will it increase housing supply? • Will it increase the range of housing to meet all needs? • 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 housing needs	++ This policy supports the increase in housing supply by 150 dwellings and could supply a variety of types and sizes of dwelling to meet a range of housing needs. The policy directly ensures that there is a percentage of affordable housing provided on site. Developing the site will contribute towards reducing the numbers on the housing register. Development of the site will not meet the specific housing needs of gypsies and travellers.	Likelihood: certain Scale: local Timescale: short-long term Duration: temporary Significance: significant	

	of gypsies and travellers? • Will it integrate with the employment needs of the Borough?			
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	• 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?	0 This policy may help to reduce overcrowding, but is unlikely to reduce deprivation		
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• 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	+ This policy promotes the use of renewable technologies on site.	Likelihood: uncertain Scale: local Timescale: Medium/long term Duration: permanent Frequency: uncertain Significance: uncertain but unlikely to be significant	Also addressed by other policies

	climate change?			
(4) To protect, and enhance local biodiversity, flora and fauna	• Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? • 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?	+/- The policy requires impacts on local habitats and species to be mitigated on and off-site and ensure that there is a positive improvement in the conservation status of these species		
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	• 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?	+ The policy requires that any development responds positively to the special landscape.	Likelihood: uncertain Scale: local - national Timescale: short term – long term Duration: permanent Significance: significant	
6) To maintain and improve the quality of water resources in the Borough	• Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	0		This is dealt with through another Local Plan policy
7) To reduce the risk of flooding and the	• Will it reduce the vulnerability to all types of flooding?	0		This is dealt with through another Local Plan policy

resulting detriment to the local community, environment and economy	• Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • 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?			
8) To improve sustainable accessibility to all services and facilities	• 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? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?	+ This policy is considered to support the improvements of sustainable transport modes to improve accessibility in light of the requirement that the site comes forward with the adjacent site allocation East of Basingstoke.	Likelihood: certain Scale: Local Timescale: Medium/long term Duration: uncertain Frequency: unknown Significance: significant	
9) To improve choice and access to sustainable transport options	• Will it minimise the need to travel? • Will it provide alternative means of travel to the private car? • Will it reduce private vehicular	+ This policy is considered to support the improvements of sustainable transport modes to improve accessibility in light of the requirement that the site comes forward with the adjacent site	Likelihood: uncertain Scale: Local Timescale: Medium/long term Duration: uncertain Frequency: unknown Significance: uncertain	

	use? • Will it encourage the use of public transport?	allocation East of Basingstoke.		
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	• 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?	0 The policy will not improve educational attainment or skills.		
11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • Will it encourage business	0 The policy does not consider commercial premises or providing an element of employment land.		

	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?			
12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0 The policy does not consider commercial premises or providing an element of employment land.	Likelihood: likely Scale: Borough wide Timescale: Medium/long term Duration: Frequency: uncertain Significance: not likely to be significant	
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development?	+ The policy will provide housing to support the needs of the local economy over the plan period.		
14) To enhance the attractiveness of the Borough to visitors	• 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	0 This policy does not incorporate anything that would attract visitors.		

15) To protect and enhance distinctive and high quality features of the local built environment	• 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 importance? • 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?	+ This policy states that the development will have a high quality design and layout which respects its location.	Likelihood: likely Scale: Local Timescale: Medium/long term Duration: uncertain Frequency: uncertain Significance: not likely to be significant	Covered by Local Plan design policy
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	• 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	0 This policy does not directly address these matters.		This is dealt with through other Local Plan policies.

	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? • 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?			
(17) To create and sustain vibrant settlements and communities	• 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?	0		

	• 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 settlements?			
18) To promote and improve access to open space and countryside	• 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?	+ The policy requires the site to be delivered in conjunction with the East of Basingstoke allocation which will require the inclusion of new open space within the development.	Likelihood: uncertain Scale: local Timescale: medium-long term Duration: permanent Significance: significant	
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g through design and layout)? • Will it reduce antisocial behaviour?	0 The policy has no impact on crime and anti-social behaviour.		

	• Will it reduce the fear of crime?			
20) To improve health and well-being through the development of healthy communities	• 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?	0 The policy has no impact on health and well-being		
Conclusion These policies are broadly compatible with the social SA objectives, including enabling housing provision. The policy impacts on the environmental SA objectives are generally negligible as the policies address mitigation measures to alleviate any adverse impact on the environment. The housing provided by these sites will help to support the local economy and therefore are generally positive or negligible on the economic SA objectives.				

Policy SS3.8 – Upper Cufaude Farm

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

- a) Make provision for approximately 390 dwellings;
- b) Include the provision of social and physical infrastructure including a community centre and the reservation of land for a two form entry primary school;
- c) Conserve and enhance the architectural and historic significance of heritage assets in the area including Razor's Farm, Upper Cufaude Farm, Cufaude Farm and the Vyne, and their rural settings, and ensure sufficient mitigation measures are put in place when required;
- d) Comprise a layout and design of development that respects the existing landscape and vegetation structure in and round the site, including enhancement and buffering of the hedgerow along the southern boundary and provision of a strong buffer on the western and northern sides of the site from the outset;
- e) Provide appropriate green space/green infrastructure to meet local needs in line with the council's adopted standards, providing links to the green network including that provided at Razor's Farm and maintaining the hedgerow/ditch that runs through the site as a green pedestrian route and the rural character and accessibility of footpaths to the south and west of the site;
- f) Include measures to mitigate the impact of development on the local road network and in particular, Cufaude Lane and the A33 Corridor;
- g) Include measures to improve accessibility by non-car transport modes, particularly to Basingstoke town centre, including the ability to service the site by public transport and the connection of the site with existing cycle and pedestrian routes and the Public Right of Way network, including access to the potential Chineham Railway Station, Cufaude Lane and in conjunction with the development of Razor's Farm;
- h) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures, where possible, in light of the adjacent railway line and MOD land;
- i) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy;
- j) Incorporate and/or promote renewable energy technologies;
- k) Ensure that it provides for a comprehensive development with the Razors Farm allocation (Policy SS3.3) through the development of a joint masterplan for the two sites.

Development on this site will deliver homes in the period 2020/21 to 2024/25, in accordance with the requirement to maintain a five year supply of deliverable housing sites.

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Impact (positive/ negative/ neutral) and discussion (if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%)	Commentary on assessment: likelihood/certainty, spatial scale (incl cross-boundary),	Possible changes to plan/mitigation (e.g. need to change option, other policies needed to ensure mitigation etc.)

		<i>If impact negligible no need to fill in last 2 columns.</i>	<i>timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare)</i>	
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	• Will it increase housing supply? • Will it increase the range of housing to meet all needs? • 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?	++ This policy supports the increase in housing supply by approximately 390 dwellings and could supply a variety of types and sizes of dwelling to meet a range of housing needs. The policy directly ensures that there is a percentage of affordable housing provided on site. Developing the site will contribute towards reducing the numbers on the housing register. Development of the site does not meet the specific housing needs of gypsies and travellers.	Likelihood: certain Scale: local Timescale: short-long term Duration: temporary Significance: significant	The needs of gypsies and travellers need to be addressed.

	• Will it meet the housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough?			
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	• 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?	0 This policy may help to reduce overcrowding, but is unlikely to reduce deprivation		
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• 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	+ This policy promotes the use of renewable technologies on site. The policy requires measures to improve accessibility by non-car modes and improvements to pedestrian/cycle links which will help reduce emissions and mitigate the effects of climate change.	Likelihood: uncertain Scale: local Timescale: Medium/long term Duration: permanent Frequency: uncertain Significance: uncertain but unlikely to be significant	Also addressed by other policies

	climate change?			
(4) To protect, and enhance local biodiversity, flora and fauna	• Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? • 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?	+/- The policy requires impacts on local habitats and species to be mitigated on and off-site but all adverse impacts may not be avoided.		
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	• 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?	+ The policy requires that any development responds positively to the landscape. The policy supports an appropriate level/distribution of open space which should provide links to the adjoining green infrastructure network.	Likelihood: uncertain Scale: local - national Timescale: short term – long term Duration: permanent Significance: significant	
6) To maintain and improve the quality of water resources in the Borough	• Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	0		This is dealt with through another Local Plan policy
7) To reduce the risk of flooding and the	• Will it reduce the vulnerability to all types of flooding?	0		

resulting detriment to the local community, environment and economy	• Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • 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?			
8) To improve sustainable accessibility to all services and facilities	• 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? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?	++ This policy is considered to support the improvements of sustainable transport modes to improve accessibility.	Likelihood: certain Scale: Local Timescale: Medium/long term Duration: uncertain Frequency: unknown Significance: significant	
9) To improve choice and access to sustainable transport options	• Will it minimise the need to travel? • Will it provide alternative means of travel to the private car? • Will it reduce private vehicular	+ This policy is considered to support the improvements of sustainable transport modes to improve accessibility.	Likelihood: uncertain Scale: Local Timescale: Medium/long term Duration: uncertain Frequency: unknown Significance: uncertain	

	use? • Will it encourage the use of public transport?			
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	• 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?	0 This policy is unlikely to have a particular impact upon education attainment in the borough.		
11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • Will it encourage business	0 The policy does not consider commercial premises or providing an element of employment land.		

	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?			
12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0 The policy does not consider commercial premises or providing an element of employment land.	Likelihood: likely Scale: Borough wide Timescale: Medium/long term Duration: Frequency: uncertain Significance: not likely to be significant	
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development?	+ The policy will provide housing to support the needs of the local economy over the plan period.		
14) To enhance the attractiveness of the Borough to visitors	• 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	0 This policy does not incorporate anything that would attract visitors.		

15) To protect and enhance distinctive and high quality features of the local built environment	• 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 importance? • 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?	+ This policy states that the development will have a high quality design and layout which respects its location. The policy has a specific clause setting out the need to conserve or enhance affected heritage assets.	Likelihood: likely Scale: Local Timescale: Medium/long term Duration: uncertain Frequency: uncertain Significance: not likely to be significant	Covered by Local Plan design policy
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	• 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	0 This policy does not directly address these matters.		This is dealt with through other Local Plan policies.

	- 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? • 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?			
(17) To create and sustain vibrant settlements and communities	• 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?	0/- The policy does not set out any requirements for new facilities or services provide on-site.	Likelihood: likely Scale: Local Timescale: Medium/long term Duration: uncertain Frequency: uncertain Significance: not likely to be significant	

	• 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 settlements?			
18) To promote and improve access to open space and countryside	• 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?	+ The policy requires the inclusion of new open space within the development.	Likelihood: uncertain Scale: local Timescale: medium-long term Duration: permanent Significance: significant	
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g through design and layout)? • Will it reduce antisocial behaviour?	0 The policy has no impact on crime and anti-social behaviour.		

	• Will it reduce the fear of crime?			
20) To improve health and well-being through the development of healthy communities	• 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?	0 The policy has no impact on health and well-being		
Conclusion These policies are broadly compatible with the social SA objectives, enabling housing provision. The policy impacts on the environmental SA objectives are generally negligible as the policies address mitigation measures to alleviate any adverse impact on the environment. The housing provided by these sites will help to support the local economy and therefore are generally positive or negligible on the economic SA objectives.				

Policy SS3.9 – East of Basingstoke

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

- a) Make provision for approximately 450 dwellings;
- b) In addition to the mix of dwelling sizes and types, make provision for a proportion of self-build units and also, in conjunction with other sites, a permanent, pitch/plot provision to meet identified accommodation needs of Gypsies, Travellers and Travelling Showpeople in the borough, such needs being identified in the council's Gypsy and Traveller Accommodation Assessment (and any updates);
- c) Include the provision of social and physical infrastructure, including a community centre, local shopping facilities, sports facilities including playing pitches, and the reservation of land towards the north of the site for a three form entry primary school;
- d) Respond positively to the special characteristics and sensitivities of the landscape, ensuring that the density, heights and layouts of buildings on the higher ground to the south and north of the site minimise any visual impacts on this prominent location;
- e) Respect and provide appropriate buffering to the historic Park Pale feature on the western boundary of the site;
- f) Conserve and enhance the architectural and historic significance of the Old Basing Conservation Area and nearby listed buildings, including the grade II listed Lodge Farm, including their setting, and ensure sufficient mitigation measures are provided when required;
- g) Avoid development and points of access in the small areas of the site within flood zones 2 and 3, and ensure that detailed masterplanning considers scope for expansion of the floodplains;
- h) Include measures to mitigate the impact of development on the local road network including improvements to the A33 corridor, with appropriate access to the adjacent site at Redlands, and measures to ensure safe and convenient access for all road-users, including vehicles accessing the adjacent incinerator and sewerage treatment works;
- i) Include measures to improve accessibility by non-car transport modes including the provision of internal walking and cycle routes linked to existing external routes and the ability to service the site by public transport;
- j) Include appropriate open space / green infrastructure, including allotments, to meet local needs in line with the council's adopted standards, ensuring that all open space is provided on site and opportunities to enhance Petty's Brook are utilised, provide links to and assist in the delivery of the adjoining green infrastructure network and mitigate the increased recreational pressure on nearby sensitive wildlife sites and Sites of Importance for Nature Conservation, with buffering to Pettys Brook;
- k) Creation of a substantial green buffer from the outset of the development, creating a strong and defensible boundary between the site and the open countryside;
- l) Limit the direct and indirect impacts on local species and habitats through on-site and off-site compensation measures and ensure that there is a positive improvement in the conservation status of these species within the designation;
- m) Ensure that renewable energy technologies are harnessed for the site by utilising opportunities presented by the nearby incinerator and any opportunities this may have for CHP;
- n) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy

- o) In light of the nearby incinerator and sewage treatment works ensure acceptable noise and odour standards can be met within homes and amenity areas, through the avoidance of noise sensitive areas and the preparation of comprehensive noise and odour impact assessments (in consultation with the utility provider) which inform layout decisions on this and the adjoining Redlands site;
- p) Ensure, through the joint masterplanning with the adjacent Redlands allocation (Policy SS3.7), that development is brought forward in a co-ordinated manner.

Development of this site will deliver homes and infrastructure in the period 2017/18 to 2024/25, in accordance with the requirement to maintain a five year supply of deliverable housing sites. The site boundary as defined on the policies map has capacity for approximately 900 dwellings. A potential later phase for 450 dwellings may be delivered beyond the Plan period.

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Impact (positive/ negative/ neutral) and discussion (if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.	Commentary on assessment: likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare)	Possible changes to plan/mitigation (e.g. need to change option, other policies needed to ensure mitigation etc.)
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	- Will it increase housing supply? - Will it increase the range of housing to meet all needs? - 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	++ This policy supports the increase in housing supply by 450 dwellings and could supply a variety of types and sizes of dwelling to meet a range of housing needs. The policy directly ensures that there is a percentage of affordable housing provided on site. Developing the site will contribute towards reducing the numbers on the housing register. Development of the site also meets	Likelihood: certain Scale: local Timescale: short-long term Duration: temporary Significance: significant	

	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 housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough?	the specific housing needs of gypsies and travellers.		
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	• 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?	0 This policy may help to reduce overcrowding, but is unlikely to reduce deprivation		

	Will it provide better opportunities to improve skills/achievements/employment, particularly within the most deprived wards of the Borough?			
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	- 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?	+ This policy promotes the use of renewable technologies on site. The policy requires measures to improve accessibility by non-car modes and improvements to pedestrian/cycle links which will help reduce emissions and mitigate the effects of climate change.	Likelihood: uncertain Scale: local Timescale: Medium/long term Duration: permanent Frequency: uncertain Significance: uncertain but unlikely to be significant	Also addressed by other policies
(4) To protect, and enhance local biodiversity, flora and fauna	- Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? - 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?	+/- The policy requires impacts on local habitats and species to be mitigated on and off-site but all adverse impacts may not be avoided.		A suitable buffer zone is required between the development and the designated SINC
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	- 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	+ The policy requires that any development responds positively to the landscape. The policy supports an appropriate level/distribution of open space	Likelihood: uncertain Scale: local - national Timescale: short term – long term Duration: permanent Significance: significant	

	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?	which should provide links to the adjoining green infrastructure network.		
6) To maintain and improve the quality of water resources in the Borough	• Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	0		This is dealt with through another Local Plan policy
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	• Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • 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?	+ The policy requires that development is avoided within the areas of the site most at risk of flooding.	Likelihood: uncertain Scale: local Timescale: short term Duration: temporary Significance: significant	This is further supported by another Local Plan policy.
8) To improve sustainable accessibility to all services and facilities	• Will it improve access to community facilities and services, particularly within rural areas? • Will it improve the self-containment of Basingstoke Town?	++ This policy is considered to support the improvements of sustainable transport modes to improve accessibility.	Likelihood: certain Scale: Local Timescale: Medium/long term Duration: uncertain Frequency: unknown Significance: significant	

	• Will it reduce congestion? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?			
9) To improve choice and access to sustainable transport options	• 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?	+ This policy is considered to support the improvements of sustainable transport modes to improve accessibility.	Likelihood: uncertain Scale: Local Timescale: Medium/long term Duration: uncertain Frequency: unknown Significance: uncertain	
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	• 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	+ This policy is unlikely to have a particular impact upon education attainment in the borough. However, the policy does require the provision of a three form entry primary school which will create more school places for the growing population.		

	development to meet the skills requirements of employers within the Borough? • Will it help to develop lifelong skills? • Will it reduce long-term unemployment?			
11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0 The policy does not consider commercial premises or providing an element of employment land.		
12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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	0 The policy does not consider commercial premises or providing an element of employment land.	Likelihood: likely Scale: Borough wide Timescale: Medium/long term Duration: Frequency: uncertain Significance: not likely to be significant	

	existing businesses and attract inward investment?			
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development?	+ The policy will provide housing to support the needs of the local economy over the plan period.		
14) To enhance the attractiveness of the Borough to visitors	• 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	0 This policy does not incorporate anything that would attract visitors.		
15) To protect and enhance distinctive and high quality features of the local built environment	• 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 importance? • Will it preserve and enhance buildings of historic or architectural interest? • Will it avoid damage or degradation to designated	+ This policy states that the development will have a high quality design and layout which respects its location.	Likelihood: likely Scale: Local Timescale: Medium/long term Duration: uncertain Frequency: uncertain Significance: not likely to be significant	Covered by Local Plan design policy

	areas (Conservation Areas, Historic Parks and Gardens)? • Will it protect the Borough's historic and cultural heritage?			
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	• 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? • Will it reduce the amount of waste? • Will it increase recycling rates?	0 This policy does not directly address these matters.		This is dealt with through other Local Plan policies.

	• Will it minimise use of construction materials e.g. aggregates? • Will it minimise land use?			
(17) To create and sustain vibrant settlements and communities	• 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 settlements?	+ This Policy is considered to aid sustainable development and communities by requiring the need for community centre and local shopping facilities within the development.	Likelihood: likely Scale: Local Timescale: Medium/long term Duration: uncertain Frequency: uncertain Significance: not likely to be significant	
(18) To promote and	• Will it maintain or improve	+	Likelihood: uncertain	

improve access to open space and countryside	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?	The policy requires the inclusion of new open space within the development.	Scale: local Timescale: medium-long term Duration: permanent Significance: significant	
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	0 The policy has no impact on crime and anti-social behaviour.		
20) To improve health and well-being through the development of healthy communities	• 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?	0 The policy has no impact on health and well-being		

Conclusion

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

Policy SS3.10 – Manydown, Basingstoke

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

- a) Provide for the phased delivery of approximately 3,400 dwellings;
- b) In addition to the mix of dwelling sizes and types, make provision for a proportion of self-build units and also, in conjunction with other sites, a permanent, pitch / plot provision to meet identified accommodation needs of Gypsies, Travellers and Travelling Showpeople in the borough, such needs being identified in the council's Gypsy and Traveller Accommodation Assessment (and any updates);
- c) Include the provision of social and physical infrastructure, including community facilities, local shopping facilities, and sports and leisure facilities including playing pitches;
- d) Reserve land for the phased provision of two primary schools (a two form entry and a three form entry) and also reserve land for the phased provision of a secondary school, if required;
- e) Include appropriate green space/green infrastructure, including allotments, to meet local needs in line with the council's adopted standards, ensuring that all green space is provided on site, and provide links to assist in the delivery of green infrastructure networks within and adjoining the site;
- f) Make contributions towards a country park, as identified on the Policies Map, which is accessible to existing nearby residential areas; and
- g) Respond positively to the special characteristics and sensitivities of the landscape, including the setting of the North Wessex Downs Area of Outstanding Natural Beauty, and also the setting and form of existing development. Visual intrusion into the wider landscape should be limited; the design of outward facing edges of development should respect and enhance the adjacent countryside and opportunities should be taken to provide linkages to the existing landscape framework;
- h) Conserve and enhance the architectural and historic significance of the Worting Conservation Area with its listed buildings including Worting House, respecting their setting, and ensuring sufficient mitigation is put in place when required;
- i) Retain the separate identity and character of Worting and Wootton St Lawrence, and restrict coalescence between these villages and the new development and retain the separate identity and character of Winklebury, including conserving the ancient boundary of the Roman Road as a green boundary
- j) Provide for the retention and careful management of any important archaeological remains, within and adjacent to the site, in a manner appropriate to their significance;
- k) Limit the direct and indirect impacts on key species and habitats, including rare arable flora and Sites of Importance for Nature Conservation within and adjacent to the site, and seek to ensure that there is a positive improvement in the conservation status of these species. Where this is proved not to be possible, mitigation and compensation for the loss will be required. Opportunities will be taken to secure the creation and management of linkages between existing woodlands;
- l) Include measures to mitigate the impact of development on the local road network including improvements to the A339, Roman Road (and associated road junctions), the B3400 and Pack Lane, with appropriate measures to maintain accessibility for existing residents and ensure safe and convenient access for all road-users;

- m) Include the provision of a road through the land allocated for housing, from the A339 to the B3400, linking the proposed housing to the existing communities and to provide the ability to connect to potential future sites to the south, with the location of the road being determined through the master planning process. Regard shall be had to the optimum location for this road to cross the railway line(s).
- n) In undertaking the master planning process, regard shall be had to the potential requirement for a Basingstoke western by-pass that would link the A339 to Junction 7 of the M3 motorway. Such a western by-pass would be to the outside of the land currently allocated for housing but the master planning process should have regard to the optimum point for such a western by-pass to cross the railway line(s) without prejudicing the delivery of the current proposed housing or the construction of the road connecting that housing.
- o) Provide vehicular access to and from the site with the implementation of appropriate traffic management measures to prevent rat-running through existing communities. In addition, there should be safe and convenient access from Winklebury by means of footpaths and cycle paths connecting to the Country Park.
- p) Include measures to improve accessibility by non-car transport modes including the provision of internal walking and cycle routes linked to existing external routes and the provision of public transport from the outset;
- q) Incorporate and/or promote renewable and low-carbon energy technologies;
- r) Ensure acceptable noise standards can be met within homes and amenity areas through suitable mitigation measures in light of the adjacent main roads and railway line;
- s) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy;
- t) Ensure that it does not prejudice the integration of future development at Manydown beyond the plan period. The policy map indicates the area subject to wider masterplanning.
- u) On the land south of the railway line and north of Pack Lane, development will be limited to a yield of approximately 300 units, unless workable transport mitigation measures can be demonstrated to support a higher yield.

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

SA Objective	SA Appraisal Criteria <i>(to take into account/guide appraisal)</i>	Impact (positive/ negative/ neutral) and discussion <i>(if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.</i>	Commentary on assessment: <i>likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare)</i>	Possible changes to plan/mitigation <i>(e.g. need to change option, other policies needed to ensure mitigation etc.)</i>

1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	• Will it increase housing supply? • Will it increase the range of housing to meet all needs? • 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 housing needs of gypsies and travellers? • Will it integrate with the employment needs of the	++ This policy supports the increase in housing supply by 3400 dwellings and could supply a variety of types and sizes of dwelling to meet a range of housing needs. The policy directly ensures that there is a percentage of affordable housing provided on site. Developing the site will contribute towards reducing the numbers on the housing register. Development of the site also meets the specific housing needs of gypsies and travellers.	Likelihood: certain Scale: local Timescale: short-long term Duration: temporary Significance: significant	

	Borough?			
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	• 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?	+ This policy may help to reduce overcrowding, and there are opportunities to benefit existing neighbouring communities on the western side of the town through contributions to infrastructure etc.		
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• 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?	+ This policy promotes the use of renewable technologies on site. The policy requires measures to improve accessibility by non-car modes and improvements to pedestrian/cycle links which will help reduce emissions and mitigate the effects of climate change.	Likelihood: uncertain Scale: local Timescale: Medium/long term Duration: permanent Frequency: uncertain Significance: uncertain but unlikely to be significant	Also addressed by other policies
(4) To protect, and enhance local biodiversity, flora and	• Will it protect and enhance sites and habitats, both designated and undesignated,	+/- The policy requires impacts on		

fauna	of nature conservation value? • 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?	local habitats and species to be mitigated on and off-site but all adverse impacts may not be avoided.		
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	• 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?	+ The policy requires that any development responds positively to the landscape. The policy supports an appropriate level/distribution of open space which should provide links to the adjoining green infrastructure network. It also allows for a country park.	Likelihood: uncertain Scale: local - national Timescale: short term – long term Duration: permanent Significance: significant	
6) To maintain and improve the quality of water resources in the Borough	• Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	0		This is dealt with through another Local Plan policy
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	• Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk?	0		

	• 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?			
8) To improve sustainable accessibility to all services and facilities	• 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? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?	++ This policy is considered to support the improvements of sustainable transport modes to improve accessibility.	Likelihood: certain Scale: Local Timescale: Medium/long term Duration: uncertain Frequency: unknown Significance: significant	
9) To improve choice and access to sustainable transport options	• 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?	+ This policy is considered to support the improvements of sustainable transport modes to improve accessibility.	Likelihood: uncertain Scale: Local Timescale: Medium/long term Duration: uncertain Frequency: unknown Significance: uncertain	

10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	• 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?	+ This policy is unlikely to have a particular impact upon education attainment in the borough. However, the policy does require reserve land for the provision of two, primary schools and reserved land for a secondary school which would create more school places for the growing population, if required.		
11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • Will it encourage business start-up and business growth? • Will it maintain or provide a sufficient supply of employment	0 The policy does not consider commercial premises or providing an element of employment land.		

	land to meet the needs of existing businesses and attract inward investment?			
12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0 The policy does not consider commercial premises or providing an element of employment land.	Likelihood: likely Scale: Borough wide Timescale: Medium/long term Duration: Frequency: uncertain Significance: not likely to be significant	
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development?	+ The policy will provide housing to support the needs of the local economy over the plan period.		
14) To enhance the attractiveness of the Borough to visitors	• 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	+ This policy includes the provision of a country park which would be visited by tourists.		
15) To protect and enhance distinctive and high quality	• Will it promote and maintain an attractive and diverse townscape, and protect areas	+ This policy states that the development will have a high	Likelihood: likely Scale: Local Timescale: Medium/long	Covered by Local Plan design policy

features of the local built environment	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 importance? • 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?	quality design and layout which respects its location.	term Duration: uncertain Frequency: uncertain Significance: not likely to be significant	
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	• 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	0 This policy does not directly address these matters.		This is dealt with through other Local Plan policies.

	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? • 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?			
(17) To create and sustain vibrant settlements and communities	• 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	+ This Policy is considered to aid sustainable development and communities by requiring the need for local shopping facilities within the development.	Likelihood: likely Scale: Local Timescale: Medium/long term Duration: uncertain Frequency: uncertain Significance: not likely to be significant	

	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 settlements?			
18) To promote and improve access to open space and countryside	• 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?	+ The policy requires the inclusion of new open space within the development.	Likelihood: uncertain Scale: local Timescale: medium-long term Duration: permanent Significance: significant	
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	0 The policy has no impact on crime and anti-social behaviour.		

20) To improve health and well-being through the development of healthy communities	• 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?	0 The policy has no impact on health and well-being		
Conclusion These policies are broadly compatible with the social SA objectives, enabling housing provision. The policy impacts on the environmental SA objectives are generally negligible as the policies address mitigation measures to alleviate any adverse impact on the environment. The housing provided by these sites will help to support the local economy and therefore are generally positive or negligible on the economic SA objectives.				

Policy SS3.11 – Basingstoke Golf Course

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

- a) Make provision for approximately 1,000 dwellings;
- b) In addition to the mix of dwelling sizes and types, make provision for a proportion of self-build units and also, in conjunction with other sites, a permanent, pitch /plot provision to meet identified accommodation needs of Gypsies, Travellers and Travelling Showpeople in the borough, such needs being identified in the council's Gypsy and Traveller Accommodation Assessment (and any updates);
- c) Include the provision of social and physical infrastructure, including the provision of a community centre, local shopping facilities, sports facilities including playing pitches, and the reservation of land for a two form entry primary school;
- d) Respond positively to the special characteristics and sensitivities of the landscape and respect its location, providing for integration with nearby residential areas;
- e) Limit the direct and indirect impacts on local species and habitats, including the adjacent Peak Copse Site of Importance for Nature Conservation and ensure that there is a positive improvement in the conservation status of these species within the designation, providing an appropriate buffer and ensuring the retention of key woodland areas and less managed grasslands;
- f) Include measures to mitigate the impact of development on the local road network including improvements to the A30 corridor;
- g) Provide all-purpose vehicular accesses from both Winchester Road (A30) and Beggarwood Lane supported by emergency accesses;
- h) Prevent „rat-running“ through the site between Beggarwood Lane and Winchester Road (A30) by including measures and/or designing the road layout to discourage the passage of through traffic;
- i) Include measures to improve accessibility by non-car transport modes, the ability to service the site by public transport and ensuring the external and internal connection of the site with existing cycle and pedestrian routes and Public Rights of Way network, including the upgrading of the cycle link to Dummer and improving the links to the existing Winchester Road bus stops;
- j) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy;
- k) Avoid development and points of access in the small area of the site within flood zone 2
- l) Include appropriate open space/green infrastructure, including allotments, to meet local needs in line with the council's adopted standards, providing links to the existing green network;
- m) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures in light of the proximity of the site to the A30 and M3;
- n) Incorporate and/or promote renewable energy technologies.

Development on site will deliver homes in the period 2020/21 to 2028/29, in accordance with the requirement to maintain a five year supply of deliverable housing sites. Development will be informed through the preparation of a masterplan.

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Impact (positive/ negative/ neutral) and discussion (if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.	Commentary on assessment: likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare)	Possible changes to plan/mitigation (e.g. need to change option, other policies needed to ensure mitigation etc.)
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	• Will it increase housing supply? • Will it increase the range of housing to meet all needs? • 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	++ This policy supports the increase in housing supply by 1000 dwellings and could supply a variety of types and sizes of dwelling to meet a range of housing needs. The policy directly ensures that there is a percentage of affordable housing provided on site. Developing the site will contribute towards reducing the numbers on the housing register. Development of the site also meets the specific housing needs of gypsies and travellers.	Likelihood: certain Scale: local Timescale: short-long term Duration: temporary Significance: significant	

	groups with specific housing needs? • Will it meet the housing needs of the ageing population? • Will it meet the housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough?			
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	• 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?	0 This policy may help to reduce overcrowding, but is unlikely to reduce deprivation		
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate	• Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional emissions	+ This policy promotes the use of renewable technologies on site. The policy requires measures to improve accessibility by non-car	Likelihood: uncertain Scale: local Timescale: Medium/long term Duration: permanent	Also addressed by other policies

change	targets? • Does it incorporate and/or promote the use of renewable energy technologies? • Will it mitigate the effects of climate change?	modes and improvements to pedestrian/cycle links which will help reduce emissions and mitigate the effects of climate change.	Frequency: uncertain Significance: uncertain but unlikely to be significant	
(4) To protect, and enhance local biodiversity, flora and fauna	• Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? • 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?	+/- The policy requires impacts on local habitats and species to be mitigated on and off-site but all adverse impacts may not be avoided.		A suitable buffer zone is required between the development and the designated SINC
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	• 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?	+ The policy requires that any development responds positively to the landscape. The policy supports an appropriate level/distribution of open space which should provide links to the adjoining green infrastructure network.	Likelihood: uncertain Scale: local - national Timescale: short term – long term Duration: permanent Significance: significant	
6) To maintain and	• Will it maintain or improve the	0		This is dealt with through

improve the quality of water resources in the Borough	water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?			another Local Plan policy
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	• Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • 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?	+ The policy requires that adequate infrastructure is provided for surface water and drainage which includes SUDs.	Likelihood: uncertain Scale: local Timescale: short term Duration: temporary Significance: significant	This is further supported by another Local Plan policy.
8) To improve sustainable accessibility to all services and facilities	• 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? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?	++ This policy is considered to support the improvements of sustainable transport modes to improve accessibility.	Likelihood: certain Scale: Local Timescale: Medium/long term Duration: uncertain Frequency: unknown Significance: significant	

9) To improve choice and access to sustainable transport options	• 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?	+ This policy is considered to support the improvements of sustainable transport modes to improve accessibility.	Likelihood: uncertain Scale: Local Timescale: Medium/long term Duration: uncertain Frequency: unknown Significance: uncertain	
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	• 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?	+ This policy is unlikely to have a particular impact upon education attainment in the borough. However, the policy does require the provision of a two form entry primary school which will create more school places for the growing population.		
11) To develop a	• Will it promote employment	0		

diverse and competitive knowledge-based economy	opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	The policy does not consider commercial premises or providing an element of employment land.		
12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0 The policy does not consider commercial premises or providing an element of employment land.	Likelihood: likely Scale: Borough wide Timescale: Medium/long term Duration: Frequency: uncertain Significance: not likely to be significant	
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development?	+ The policy will provide housing to support the needs of the local economy over the plan period.		
14) To enhance the	• Will it retain or improve retail	0		

attractiveness of the Borough to visitors	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	This policy does not incorporate anything that would attract visitors.		
15) To protect and enhance distinctive and high quality features of the local built environment	• 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 importance? • 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?	+ This policy states that the development will have a high quality design and layout which respects its location.	Likelihood: likely Scale: Local Timescale: Medium/long term Duration: uncertain Frequency: uncertain Significance: not likely to be significant	Covered by Local Plan design policy
16) To improve the efficiency of resource use, including re-using previously developed land,	• Will it use water more efficiently? • Will it reduce water consumption?	0 This policy does not directly address these matters.		This is dealt with through other Local Plan policies.

existing buildings and materials, and encouraging the maximum use of sustainable design and construction technologies	• 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? • 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?			
(17) To create and sustain vibrant settlements and communities	• 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,	+ This Policy is considered to aid sustainable development and communities by requiring the need for local shopping facilities within the development.		

	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 settlements?			
18) To promote and improve access to open space and countryside	• 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	+ The policy requires the inclusion of new open space within the development.	Likelihood: uncertain Scale: local Timescale: medium-long term Duration: permanent Significance: significant	

	in leisure and cultural events?			
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	0 The policy has no impact on crime and anti-social behaviour.		
20) To improve health and well-being through the development of healthy communities	• 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?	+ This policy addresses issues relating to health implications around noise pollution and requires suitable mitigation.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: insignificant – can be overcome.	
Conclusion 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

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

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

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Impact (positive/ negative/ neutral) and discussion (if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.	Commentary on assessment: likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare). Elaborate here if necessary e.g. certainty of something happening may depend on another policy/detailed design etc.	Possible changes to plan/mitigation (e.g. need to change option, other policies needed to ensure mitigation etc.)
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	- Will it increase housing supply? - Will it increase the range of housing to meet all needs? - Will it increase the affordability of housing? - Will it help to reduce the no. of homeless? - Will it reduce the no. of empty properties?	++/? The policy seeks to ensure sufficient housing is delivered throughout the Plan period. The policy prioritises brownfield sites first. By ensuring a five year supply of housing, it provides the opportunity for affordable housing to be brought forward.	Likelihood: High Scale: Local Timescale: Medium to long term Duration: Permanent Frequency: frequent Significance: significant	

	• 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 housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough?	Phasing the delivery of housing will ensure that supporting infrastructure can also be provided. However, the criteria relating to water quality results in uncertainty in housing supply and it is not clear what would happen in terms of housing provision in the event of water quality deterioration.		
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	• 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)?	0 The policy has a negligible impact. However, it is considered that there are some potential secondary impacts depending on development sites.		

	• 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?			
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• 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?	0 The policy has a negligible impact. However, it is considered that there are some potential secondary impacts as without a policy on phasing and delivery, less sustainable sites may come forward prematurely.		
(4) To protect, and enhance local biodiversity, flora and fauna	• Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? • 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?	+ By prioritising brownfield sites, the policy has the potential to protect greenfield sites with biodiversity potential.	Likelihood: High Scale: Local Timescale: On-going Duration: Permanent Frequency: frequent Significance: not significant	
(5) To protect and enhance the	• Will it protect areas of highest	+ By prioritising brownfield sites, the	Likelihood: High Scale: Local	

distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	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?	policy has the potential to protect greenfield sites which may contribute to landscape character and have agricultural potential.	Timescale: On-going Duration: Permanent Frequency: frequent Significance: not significant	
6) To maintain and improve the quality of water resources in the Borough	• Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	+ The policy seeks to prevent a deterioration of the borough's water bodies and maintain water quality. It makes clear that further planning permissions will be resisted where it would result in a deterioration of the catchment.	Likelihood: High Scale: Local Timescale: On-going Duration: Permanent Frequency: frequent Significance: significant	
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	• Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • Will it increase the use of Sustainable Urban Drainage systems within developments? • Will there be adequate	+ The policy seeks to phase development to ensure that infrastructure (including water and sewerage) can be managed in conjunction with forthcoming development.	Likelihood: High Scale: Local Timescale: On-going Duration: Permanent Frequency: frequent Significance: not significant	

	provision of supporting water and sewerage infrastructure to support development?			
8) To improve sustainable accessibility to all services and facilities	• 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? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?	0 The policy has a negligible impact. However, it is considered that there are some potential secondary impacts depending on development sites.		
9) To improve choice and access to sustainable transport options	• 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?	+ By locating development near to existing settlements, the allocations would reduce the need to travel. Supporting infrastructure would also provide alternative means of transport to the private car.	Likelihood: High Scale: Local Timescale: Medium to long term Duration: Permanent Frequency: frequent Significance: not significant	
10) To improve educational attainment and increase opportunities for new skills and learning to	• Will it increase the levels of participation in education at all levels? • Will it increase the levels of attainment in education at all	0 Although the policy would have negligible impact on educational attainment, some sites include the provision of primary schools. Allocation and phasing of sites		

support the economic competitiveness of the Borough, and personal development.	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?	ensures sufficient education provision.		
11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	+ The allocated sites would not result in the loss of any existing employment areas. Some allocated sites would be in close proximity to existing employment areas, providing opportunities for the supply of a local workforce. In addition, some sites specify the provision of local shopping facilities, which would provide low-level local employment.	Likelihood: High Scale: Local Timescale: Medium to long term Duration: Permanent Frequency: frequent Significance: not significant	
12) To maintain high and stable levels of	• Will it promote employment opportunities for the whole	+	Likelihood: High Scale: Local	

employment	community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	The allocated sites would not result in the loss of any existing employment areas. Some allocated sites would be in close proximity to existing employment areas, providing opportunities for the supply of a local workforce. In addition, some sites specify the provision of local shopping facilities, which would provide low-level local employment.	Timescale: Medium to long term Duration: Permanent Frequency: frequent Significance: not significant	
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development?	0 In principle, the phased delivery of allocation sites ensures a sufficient housing land supply to support the economy.	Likelihood: high Scale: local Timescale: medium to long term Duration: permanent Frequency: frequent Significance: not significant	
14) To enhance the attractiveness of the Borough to visitors	• 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	0		
15) To protect and enhance distinctive and high quality features of the local built environment	• 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?	0 The policy has a negligible impact in principle. However, it is considered that there are some potential secondary impacts depending on development sites.		

	• Does it value and protect the locally distinctive settlement character? • Will it safeguard sites and monuments of archaeological importance? • 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?			
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	• 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	+ The policy prioritises development on brownfield sites, therefore promoting the efficient use of land. By locating development near to existing settlements, the allocations would reduce the need to travel and thereby reduce the borough's carbon footprint. The phased approach also offers the potential for development to keep up-to-date with new technologies in terms of sustainable design and construction.	Likelihood: High Scale: Local Timescale: On-going Duration: Permanent Frequency: frequent Significance: significant in terms of prioritising brownfield sites but not in other respects	

	land contamination or land affected by contamination? • Will it reduce the Borough's carbon footprint? • Will it provide energy from renewable sources? • 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?			
(17) To create and sustain vibrant settlements and communities	• 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	+/- The allocated sites are concentrated predominantly around Basingstoke and the other main settlements within the borough. The phasing allows infrastructure to be provided in conjunction with new development, thereby maintaining or enhancing existing facilities. However, it is considered that it may have a negative impact on some rural settlements which are not allocated for development.	Likelihood: High Scale: Local Timescale: Medium to long term Duration: Permanent Frequency: frequent Significance: not significant	

	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 settlements?			
18) To promote and improve access to open space and countryside	• 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?	0		
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	0		
20) To improve health and well-being through the development of healthy communities	• Will it improve access to health and social care? • Will it promote healthy lifestyles?	+ The phasing of development would ensure that residents would have a sufficient supply of new housing and adequate supporting	Likelihood: High Scale: Local Timescale: Medium to long term Duration: Permanent	

	• 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?	infrastructure, to maintain and improve health and well-being.	Frequency: frequent Significance: not significant	
Conclusion 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

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

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

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

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

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

The delivery of housing will be monitored annually by the council to ensure the housing requirement is met. If no opportunities have been identified by 2017 the council reserves the right to identify opportunities to address any shortfall through the DPD process.

SA Objective	SA Appraisal Criteria <i>(to take into account/guide appraisal)</i>	Impact (positive/ negative/ neutral) and discussion <i>(if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.</i>	Commentary on assessment: <i>likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare). Elaborate here if necessary e.g. certainty of something happening may depend on another policy/detailed</i>	Possible changes to plan/mitigation <i>(e.g. need to change option, other policies needed to ensure mitigation etc.)</i>

			<i>design etc.</i>	
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	• Will it increase housing supply? • Will it increase the range of housing to meet all needs? • 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 housing needs of gypsies and travellers? • Will it integrate with the	+ This policy will enable new housing development within some of the larger and smaller settlements where there is an identified need. Neighbourhood Plans would be required to comply with other strategic policies of the Local Plan.	Likelihood: likely Scale: borough wide Timescale: medium- long term Duration: permanent Frequency: uncertain in terms of neighbourhood plans Significance: potentially significant for settlements	

	employment needs of the Borough?			
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	• 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?	+ Although there are no areas outside of Basingstoke which have identified areas of high deprivation, there are elements of rural deprivation and new housing may reduce overcrowding and enable locals to stay close to their family/employment.	Likelihood: uncertain Scale: local Timescale: medium-long term Duration: permanent Frequency: infrequent Significance: insignificant	
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• 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?	- The impacts of construction and occupation will invariably result in increased greenhouse gas emissions though this can be limited through design. All of the larger settlements have some local services and public transport although proximity of any new development to these will depend on the location of site(s). However, development brought forward through Neighbourhood	Likelihood: uncertain Scale: borough wide Timescale: medium-long term Duration: permanent Frequency: uncertain Significance: uncertain	Consider guiding development brought forward through Neighbourhood planning to locations which are accessible to services by alternatives to private transport. Local Plan climate change policies will provide some mitigation

		Plans could be anywhere in the Borough (subject to compliance with other policies) which may be less accessible to services and facilities by alternatives to private transport.		
(4) To protect, and enhance local biodiversity, flora and fauna	- Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? - 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?	? The impact on biodiversity of development coming forward through Neighbourhood Planning is uncertain but any development would be expected to comply with the Local Plan biodiversity policy (and other national and local guidance in this respect).	Likelihood: uncertain Scale: borough wide Timescale: medium-long term Duration: permanent Frequency: uncertain Significance: unlikely to be significant	Local Plan biodiversity policy will ensure protection when considering specific development sites
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	- 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?	?/- The impact on local landscape and soils of development coming forward through Neighbourhood Planning is uncertain without knowing the specific sites but as these will be Greenfield sites there is likely to be some negative impact. The policy refers to development 'generally in or around' settlements which is vague and may have landscape/settlement setting impacts.	Likelihood: uncertain Scale: borough wide Timescale: medium-long term Duration: permanent although could be mitigation Frequency: uncertain Significance: potentially significant although mitigation ensured by landscape policy	The reference to 'generally in or around' settlements could be tightened to lessen the potential landscape impact. However, the Local Plan landscape policy will ensure consideration is given to landscape implications for any proposal.
(6) To maintain and improve the quality of water resources in	Will it maintain or improve the water quality of controlled waters including rivers,	? The impact of this policy on this objective is uncertain as it will	Likelihood: uncertain Scale: borough wide Timescale: medium-long	Local Plan policies and monitoring will ensure water quality is protected

the Borough	streams, ditches, ponds, lakes and groundwater?	depend on the sites being developed and the type and nature of any development.	term Duration: permanent Frequency: uncertain Significance: uncertain but unlikely to be significant	when considering specific proposals.
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	• Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • 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?	? The impact of this policy on this objective is uncertain as it will depend on the sites being developed and the type and nature of any development. However, any development will be subject to the sequential test and national and local guidance on water quality.	Likelihood: uncertain Scale: borough wide Timescale: medium-long term Duration: permanent Frequency: uncertain Significance: uncertain but unlikely to be significant	National and Local Plan policies will ensure flooding is considered and minimised for all proposals.
8) To improve sustainable accessibility to all services and facilities	• 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? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?	?/+/- The impact of this policy on sustainable accessibility will depend on the location of sites and nature of any development. New development could help sustain existing services in rural settlements and this policy enables communities to bring forward various uses for which there is an identified need. However, proposals brought forward through Neighbourhood Plans could be in smaller rural settlements where accessibility to services and facilities is likely to be reliant on private transport. New developments located 'generally	Likelihood: uncertain Scale: borough wide Timescale: medium-long term Duration: uncertain Frequency: uncertain Significance: potentially significant	Consider guiding development brought forward through Neighbourhood planning to locations which are accessible to services by alternatives to private transport. Any proposals will be considered against Policy CN8.

		around' settlements may not help sustainable accessibility, however all such proposals will be considered against policy CN8.		
9) To improve choice and access to sustainable transport options	• 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?	0/4 Development on this scale is unlikely to improve choice and access to sustainable transport options although it may offer additional patronage to existing services. The policy does not require development brought forward through Neighbourhood Planning to be in sustainable locations so new residents could be completely reliant on private transport. New developments located 'generally around' settlements may not help access to sustainable transport, however all such proposals will be considered against policy CN8.	Likelihood: uncertain Scale: local Timescale: medium-long term Duration: uncertain Frequency: uncertain Significance: potentially significant	Consider guiding development brought forward through Neighbourhood planning to locations which are accessible to services by alternatives to private transport. Any proposals will be considered against Policy CN8.
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	• 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)?	0/4 This policy is not proposing changes in education provision. Some of the education needs of some developments will be able to be accommodated in existing schools. However, there are school capacity issues at some of the settlements including Bramley, Overton and Whitchurch but these will be able to be resolved through financial contributions for expansion of existing facilities or a review of school catchment areas.	Likelihood: unlikely Scale: borough wide but local issues Timescale: medium-long term Duration: permanent Frequency: infrequent Significance: not significant	

	• 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?			
11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	+/? Development under this policy is unlikely to result in the loss of employment use. Some of the development will be in settlements with Employment Areas or employment opportunities, and all will be within commuting distance of Employment Areas in Basingstoke. Broadband quality varies across the borough.	Likelihood: likely Scale: local Timescale: medium-long term Duration: permanent Frequency: infrequent Significance: not significant	
12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • Will it encourage business start-up and business growth? • Will it maintain or provide a sufficient supply of employment	+/? Development under this policy is unlikely to result in the loss of employment use. Some of the development will be in settlements with Employment Areas or employment opportunities, and all will be within commuting distance of Employment Areas in Basingstoke.	Likelihood: likely Scale: local Timescale: medium-long term Duration: permanent Frequency: infrequent Significance: not significant	

	land to meet the needs of existing businesses and attract inward investment?			
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development?	+/-/? Development under this policy is unlikely to result in the loss of employment use. Some of the development will be in settlements with Employment Areas or employment opportunities, and all will be within commuting distance of Employment Areas in Basingstoke. However, development in rural settlements may not be accessible to employment by alternatives to the private car which may result in less sustainable commuting. This approach may help the rural economy.	Likelihood: likely to be supportive in principle Scale: borough wide Timescale: medium-long term Duration: permanent Frequency: uncertain Significance: impact in terms of supporting objective and sustainability implications of economic growth unlikely to be significant	
14) To enhance the attractiveness of the Borough to visitors	• 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	?/- The impact of development on the attractiveness of rural settlements and the surrounding landscape (including the AONB) will depend on the sites developed and the nature of any development.	Likelihood: uncertain Scale: borough wide Timescale: medium-long term Duration: permanent Frequency: infrequent Significance: not significant	Other Local Plan policies e.g. landscape character will be used to assess specific proposals
15) To protect and enhance distinctive and high quality features of the local built environment	• 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	?/- There is the potential for new development to negatively impact on the local built environment, especially where there are Conservation Areas and listed buildings, but this is uncertain at this stage – it will depend on the sites and nature of development.	Likelihood: uncertain Scale: borough wide but local impact Timescale: medium-long term Duration: permanent Frequency: uncertain Significance: not significant	

	locally distinctive settlement character? • Will it safeguard sites and monuments of archaeological importance? • 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?	Any proposals will be expected to comply with Local Plan design policies and guidance.		
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	• 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	- As this is likely to entail Greenfield sites, this policy will have a negative impact on this objective. Use of sustainable design and construction techniques will be required through other Local Plan policies.	Likelihood: likely Scale: borough wide Timescale: medium-long term Duration: permanent Frequency: uncertain Significance: potentially significant in terms of Greenfield sites	

	affected by contamination? • Will it reduce the Borough's carbon footprint? • Will it provide energy from renewable sources? • 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?			
(17) To create and sustain vibrant settlements and communities	• 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	+/- Development brought forward through this policy will help to meet identified housing (and other) needs, including in some of the smaller settlements. However, development brought forward through Neighbourhood Planning could result in dispersed development which may not contribute to vibrant communities.	Likelihood: likely to support vibrant settlements Scale: borough wide Timescale: medium-long term Duration: permanent Frequency: uncertain Significance: uncertain but potentially significant in terms of supporting vibrant settlements. Uncertain significance regarding impact of development brought forward through neighbourhood planning	Consider criteria directing development brought forward through Neighbourhood planning to relate to/adjoin existing communities.

	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 settlements?			
18) To promote and improve access to open space and countryside	• 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?	? Without knowing the location and nature of potential sites, the impact on open space and the countryside is uncertain at this stage. There may be opportunities to provide new open space as part of new development but this is uncertain at this stage.	Likelihood: uncertain Scale: borough wide Timescale: medium-long term Duration: permanent Frequency: uncertain Significance: uncertain	
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	0 The impact on community safety is unknown at this stage.		
20) To improve health and well-being through the development of healthy communities	• Will it improve access to health and social care? • Will it promote healthy lifestyles? • Will it provide/improve	+ In principle, development brought forward through Neighbourhood Plans will help meet identified needs and will need to be supported by the local community.	Likelihood: uncertain Scale: borough wide Timescale: medium-long term Duration: permanent Frequency: infrequent	

	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?	Financial contributions would be sought for GP provision if necessary.	Significance: not likely to be significant	
Conclusion 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. 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

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

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

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Impact (positive/ negative/ neutral) and discussion (if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.	Commentary on assessment: likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare). Elaborate here if necessary e.g. certainty of something happening may depend on another policy/detailed design etc.	Possible changes to plan/mitigation (e.g. need to change option, other policies needed to ensure mitigation etc.)
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	• Will it increase housing supply? • Will it increase the range of housing to meet all needs? • 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?	+/? It is considered that the policy will contribute towards sustainable communities by ensuring development is directed towards the most sustainable locations and does not result in isolated homes in the countryside. It provides a more flexible approach to development and will therefore aid housing supply. The policy allows development in more rural areas which may help to meet the needs of local communities.	Likelihood: likely Scale: borough wide Timescale: short-long term Duration: permanent Frequency: frequent Significance: fairly significant	

	• 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 housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough?			
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	• 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?	0 The policy has a largely negligible impact in principle. However, it is considered that there are some potential secondary positive impacts depending on where development takes place.	Likelihood: likely Scale: local Timescale: medium-long term Duration: permanent Frequency: fairly frequent Significance: not significant	

3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• 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?	+/? It is considered that by directing new development towards those areas that are not isolated that there will be better access to employment, shops, services and public transport, it will reduce the need to travel and improve the sustainability of some settlements.	Likelihood: likely Scale: borough wide Timescale: short-long term Duration: permanent Frequency: frequent Significance: not significant	
(4) To protect, and enhance local biodiversity, flora and fauna	• Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? • 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?	0 The policy has a largely negligible impact in principle. However, it is considered that there are some potential secondary impacts depending on development sites.		The Local Plan biodiversity policy will ensure protection in terms of specific development sites
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	• 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	? The impact of this policy is uncertain at this stage. However, it is considered that there are some potential secondary impacts depending on development sites.	Likelihood: uncertain Scale: borough wide Timescale: medium-long term Duration: uncertain Frequency: frequent Significance: unlikely to be significant with mitigation	The Local Plan landscape policy will ensure protection in terms of specific development sites

	and most versatile agricultural land?			
6) To maintain and improve the quality of water resources in the Borough	Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	0		The Local Plan water quality policy will ensure the quality of water resources is maintained.
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	- Will it reduce the vulnerability to all types of flooding? - Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? - 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?	0		The Local Plan managing flood risk policy will deal with this matter.
8) To improve sustainable accessibility to all services and facilities	- 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? - Will it reduce barriers to social inclusion? - Does it include provision for	++/? It is considered that directing development towards areas that are not isolated means that they will have better access to services and facilities will have a significant positive effect.	Likelihood: likely Scale: borough-wide Timescale: short-long term Duration: permanent Frequency: frequent Significance: potentially significant	

	extending remote access? Will it improve access to broadband?			
9) To improve choice and access to sustainable transport options	- 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?	+/- It is considered that the policy will seek to improve the sustainability of areas and may therefore reduce the need to travel, and the use of the private car.	Likelihood: likely Scale: borough wide Timescale: medium-long term Duration: fairly permanent Frequency: uncertain Significance: not significant	
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	- 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	+ In principle, directing new development towards the areas that are not isolated with the best access to services and facilities will improve access to education and provide opportunities to improve skills.	Likelihood: likely Scale: local Timescale: medium to long term Duration: permanent Frequency: infrequent Significance: not significant	

	skills? • Will it reduce long-term unemployment?			
11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0		
12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0		
13) To maintain and enhance sustainable	• Will it integrate with the housing needs of the Borough?	+/-? It is considered that by directing	Likelihood: likely Scale: borough wide	

economic growth	Does any economic growth accord with the principles of sustainable development?	development to those areas that are most sustainable is compatible with sustainable economic growth.	Timescale: medium-long term Duration: fairly permanent Frequency: infrequent Significance: not significant	
14) To enhance the attractiveness of the Borough to visitors	- 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	0 Impact largely negligible. This policy will help protect the countryside, but does not confine development towards existing settlements. The Local Plan policy on design should ensure protection of these.		
15) To protect and enhance distinctive and high quality features of the local built environment	- 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 importance? - 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	0 Impact largely negligible		The Local Plan policy on design should ensure protection of these.

	historic and cultural heritage?			
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	• 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? • Will it reduce the amount of waste? • Will it increase recycling rates? • Will it minimise use of construction materials e.g. aggregates?	++ it is considered that the policy will seek to make the efficient use of land and directly supports development on previously developed land and the re-use of existing buildings.	Likelihood: likely Scale: borough wide Timescale: short-long term Duration: permanent Frequency: frequent Significance: not significant	

	• Will it minimise land use?			
(17) To create and sustain vibrant settlements and communities	• 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 settlements?	+ It is considered that on the whole, the policy will seek to direct new development towards those areas best able to accommodate it. It is also considered that it will have a positive impact on some rural areas by being flexible towards development here.	Likelihood: likely Scale: borough wide Timescale: short-long term Duration: fairly permanent Frequency: frequent Significance: not significant	
(18) To promote and improve access to open space and	• Will it maintain or improve public access to open space	+ It is considered to have some positive effects as by the flexible	Likelihood: likely Scale: borough wide Timescale: short-long term	

countryside	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?	approach to development in the countryside may result in more residents having access to the surrounding open countryside.	Duration: fairly permanent Frequency: uncertain Significance: not significant	
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	0		
20) To improve health and well-being through the development of healthy communities	• 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?	+ It is considered that the policy will contribute to healthy lifestyles and wellbeing by improving access to health and social facilities within all areas of the borough.	Likelihood: uncertain Scale: borough wide Timescale: short-long term Duration: uncertain Frequency: infrequent Significance: not significant	

Conclusion

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 – Aldermaston¹ and Burghfield

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

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

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

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Impact (positive/ negative/ neutral) and discussion (if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.	Commentary on assessment: likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare)	Possible changes to plan/mitigation (e.g. need to change option, other policies needed to ensure mitigation etc.)
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	- Will it increase housing supply? - Will it increase the range of housing to meet all needs? - Will it increase the affordability of housing? - Will it help to reduce the no. of	-- Whilst this policy seeks to prevent residential development within the inner consultation zone, and possibly other zones as well for public safety reasons, such a policy will have a negative impact	Likelihood: Certain Scale: Local (within consultation zones) but also impact on Borough housing supply Timescale: Long Term Duration: Permanent	

¹ Tadley

	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 housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough?	on the housing supply in and around Tadley. Such a policy will have a negative impact upon the sustainability of Tadley and its community, will not address affordable housing issues.	Frequency: frequent Significance: very significant	
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	• Will it encourage social cohesion? • Will it reduce overcrowding? • Will it reduce deprivation in the	- It is noted that this policy aims to address unusual public safety issues that surround the nuclear installation at Tadley, however it is considered that the policy will not	Likelihood: Certain Scale: Local (within consultation zones) Timescale: Long Term Duration: Permanent Frequency: frequent	

	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?	reduce deprivation within the area and restrictions on housing may exacerbate existing inequalities. This policy is considered unlikely to reduce overcrowding, and is considered unlikely to discourage anti-social behaviour. Though not stated in the policy, the public safety aspect is also likely to impact upon employment within the area as well.	Significance: fairly significant	
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• 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?	0 This policy considers the public safety issues associated with the AWE at Tadley, and does not consider minimising emissions or managing the impacts of climate change.		
(4) To protect, and enhance local biodiversity, flora and fauna	• Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? • Will it ensure the protection of protected species? • Will it contribute towards protecting and enhancing national and county Biodiversity	0 This policy considers the public safety issues associated with the AWE at Tadley, and it is considered unlikely that such a policy would have an impact on biodiversity, flora and fauna.		

	Action Plan (BAP) species and their habitats?			
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	• 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?	0 This policy considers the public safety issues associated with the AWE at Tadley, and does not consider landscape, soil and geomorphological interests.		
6) To maintain and improve the quality of water resources in the Borough	• Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	0 This policy considers the public safety issues associated with the AWE at Tadley, and does not consider water quality issues.		
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	• Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • Will it increase the use of Sustainable Urban Drainage systems within developments? • Will there be adequate provision of supporting water	0 This policy considers the public safety issues associated with the AWE at Tadley, and does not consider flood risk issues.		

	and sewerage infrastructure to support development?			
8) To improve sustainable accessibility to all services and facilities	• 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? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?	- The restrictions placed upon development within Tadley and the surrounding areas are likely to impact upon services and facilities. Without new development, it is unlikely that new facilities and services would be developed.	Likelihood: Certain Scale: Local (within consultation zones) Timescale: Long Term Duration: Permanent Frequency: frequent Significance: fairly significant	
9) To improve choice and access to sustainable transport options	• 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?	- The policy is considered unlikely to improve access to sustainable transport options in the near future. A lack of development in the Tadley area will mean that funding secured by means of CIL and s106 agreements will not be available and further investment in sustainable transport options does not look likely.	Likelihood: Certain Scale: Local (within consultation zones) Timescale: Long Term Duration: Permanent Frequency: uncertain Significance: insignificant	
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic	• Will it increase the levels of participation in education at all levels? • Will it increase the levels of attainment in education at all levels?	-/0 This policy seeks to address the principle of development for safety reasons. The restrictions on development in the Tadley area may mean that there would be little investment in infrastructure,	Likelihood: Certain Scale: Local (within consultation zones) Timescale: Long Term Duration: Permanent Frequency: uncertain Significance: insignificant	

competitiveness of the Borough, and personal development.	• 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?	including education in the area.		
11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	- The policy states that development (both economic and residential) will be controlled within the consultation zones that cover Tadley and the surrounding area. With a static population and limited opportunities for employment land within the area, Tadley is unlikely to be able to contribute to developing a competitive and knowledge base economy.	Likelihood: Certain Scale: Local (within consultation zones) Timescale: Long Term Duration: Permanent Frequency: uncertain Significance: uncertain	
12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community?	- The policy states that development (both economic and residential) will be controlled within the	Likelihood: Certain Scale: Local (within consultation zones) Timescale: Long Term	

	• Will it promote a dynamic, diverse and knowledge-based economy? • 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?	consultation zones that cover Tadley and the surrounding area. With a static population and limited opportunities for employment land within the area, Tadley is unlikely to be able to maintain high and stable levels of employment.	Duration: Permanent Frequency: uncertain Significance: uncertain	
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development?	- Economic growth within Tadley is unlikely to be sustainable, given the restrictions this policy suggests to protect public safety.	Likelihood: Certain Scale: Local (within consultation zones) Timescale: Long Term Duration: Permanent Frequency: uncertain Significance: uncertain	
14) To enhance the attractiveness of the Borough to visitors	• 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?	- A lack of investment in Tadley, (considered to be a likely consequence of this policy) is unlikely to enhance the attractiveness of Tadley to visitors. The retail offer of the area is also unlikely to improve given the restrictions this policy places upon employment and residential development.	Likelihood: Certain Scale: Local (within consultation zones) Timescale: Long Term Duration: Permanent Frequency: uncertain Significance: uncertain	
15) To protect and enhance distinctive and high quality features of the local built environment	• Will it promote and maintain an attractive and diverse townscape, and protect areas of highest townscape quality? • Will it promote high quality	0 This policy considers the public safety implications of the AWE at Tadley and Burghfield and it does not consider the design and		

	design and enhance the built environment? • Does it value and protect the locally distinctive settlement character? • Will it safeguard sites and monuments of archaeological importance? • 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?	character 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	• 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	0 This policy seeks to ensure that development in and around Tadley and Burghfield is controlled for reasons of public safety to ensure that the population does not increase. Resources in the area will therefore not be used efficiently and PDL may not be reused for residential purposes.		

	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? • 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?			
(17) To create and sustain vibrant settlements and communities	• 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	- This policy seeks to ensure that development in and around Tadley and Burghfield is controlled for reasons of public safety. Such a policy is considered unlikely promote the vitality and viability of Tadley, or create sustainable communities in the area. Tadley will be unable to sustain the population, as children grow up and start families, many will be forced to look elsewhere for accommodation.	Likelihood: Certain Scale: Local (within consultation zones) Timescale: Long Term Duration: Permanent Frequency: uncertain Significance: uncertain	

	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 settlements?			
18) To promote and improve access to open space and countryside	• 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?	0 This policy attempts to address the public safety issues that affect Tadley and the surrounding area and it is considered that the policy will have a negligible impact on access to open space and the countryside.		
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	0 This policy attempts to address the public safety issues that affect Tadley and the surrounding area. Crime, fear of crime and antisocial behaviour are unlikely to change as a result of this policy.		
20) To improve health and well-being through the	• Will it improve access to health and social care?	+ This policy concerns the public safety of those living close to the	Likelihood: Certain Scale: Local (within consultation zones)	

development of healthy communities	• 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?	AWE within Tadley. This policy is specifically designed to respond to a possible threat to public safety.	Timescale: Long Term Duration: Permanent Frequency: infrequent Significance: significant	
Conclusion 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. 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

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

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

- a) Establish Basing View as one of the borough's primary focuses for employment through the provision of premier sustainable business facilities (B1 use);
- b) Support regeneration through the provision of complementary mixed uses;
- c) Make efficient and effective use of under used/vacant land;
- d) Utilise sustainable design and construction methods and provide on-site low carbon energy generation where feasible and viable;
- e) Address the potential use of non-car modes to access the site and mitigate the increased use of the site on the wider highway network.

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Impact (positive/ negative/ neutral) and discussion (if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.	Commentary on assessment: likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare)	Possible changes to plan/mitigation (e.g. need to change option, other policies needed to ensure mitigation etc.)
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	- Will it increase housing supply? - Will it increase the range of housing to meet all needs? - Will it increase the affordability of housing? - Will it help to reduce the no. of homeless?	+ The regeneration of Basing View enables the provision of complementary uses including residential development to enable the regeneration of the site. This policy therefore enables an increase in housing. The exact amount and type of housing to be		

	• 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 housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough?	provided will be determined through the emerging Masterplan for the site; however it considered that the site could deliver in the region of 300 dwellings.		
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	• 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	+ Although this policy is unlikely to have an impact upon overcrowding or social cohesion, by encouraging new businesses to invest in Basing View is it likely that a range of employment opportunities will be created as a mix of uses are	Likelihood: Certain Scale: Local Timescale: Medium Term Duration: Permanent Frequency: uncertain from the policy Significance: unknown impact on residents but	

	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?	planned to complement existing uses. Improvements to the public realm, including lighting and pedestrian access between Basing View and the Town Centre/Train Centre is also considered likely to reduce crime and antisocial behaviour.	unlikely to be significant	
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• 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?	+ The policy states that the regeneration of Basing View will utilise sustainable design and construction methods and provide on-site low carbon energy generation where feasible and viable which will assist in delivering this objective.	Likelihood: Uncertain Scale: Local Timescale: Medium Term Duration: Permanent Frequency: unknown Significance: uncertain- depends on energy strategy but unlikely to be significant reduction	
4) To protect, and enhance local biodiversity, flora and fauna	• Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? • 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?	? The regeneration of Basing View will include substantial landscaping improvements of the site, however no mention is made in the policy of the existing biodiversity or future biodiversity of the site.	Likelihood: Uncertain Scale: Local Timescale: Long Term Duration: uncertain Frequency: uncertain Significance: uncertain but unlikely to significantly impact biodiversity	Will be addressed by subject to Local Plan biodiversity policy

(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	• 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?	0 The regeneration scheme at Basing View will include substantial landscaping improvements to the site, and whilst this is considered likely to improve the quality of the immediate local landscape, it is unlikely to have much of an impact upon the soils, geological and geomorphologic interests or landscape quality of the rest of the borough.		
6) To maintain and improve the quality of water resources in the Borough	• Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	? There is no mention in the policy to improving water quality of controlled waters. However the regeneration plans could include SUDs and the use of semi-permeable materials to improve the drainage of the site. It is anticipated that such measures will have a positive effect on run-off levels from the site, reducing the risk of flooding. No mention is made of the existing biodiversity or future biodiversity of the site.		
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	• Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk?	? There is no mention in the policy to reducing the risk of flooding. However the regeneration plans could include SUDs and the use of semi-permeable materials to		

	• 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?	improve the drainage of the site. It is anticipated that such measures this will have a positive effect on run-off levels from the site, reducing the risk of flooding.		
8) To improve sustainable accessibility to all services and facilities	• 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? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?	+ It is considered that the regeneration of Basing View will improve accessibility to services and facilities by improving pedestrian linkages to the Town Centre and Train Station both for those who work at Basing View, but also for communities close by. The regenerated site will also include a number of ancillary uses providing better access to facilities and services.	Likelihood: Certain Scale: Borough wide Timescale: Long Term Duration: Permanent Frequency: unknown Significance: unknown but unlikely to be significant improvement	
9) To improve choice and access to sustainable transport options	• 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?	? Basing View is located close to Basingstoke Train Station. Currently a regular subsidised shuttle bus service serves the site and there are plans for a park wide Travel Management Plan to ensure a co-ordinated approach to travel planning for the site in the future. However the regeneration of the	Likelihood: uncertain Scale: Local Timescale: Long Term Duration: Permanent Frequency: uncertain Significance: uncertain but unlikely to be significant improvement to sustainable transport options	Local Plan policy on Accessibility will encourage use of sustainable transport

		site is likely to lead to increased provision for car parking, which may increase the numbers of journeys to and from the business park by private car.		
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	• 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?	0 Whilst the regeneration Basing View will generate additional jobs and could therefore reduce long term unemployment, it is considered unlikely that the regeneration of Basing View will improve the educational performance of the borough, or have an impact upon participation or attainment in education.		
11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based	++ It is anticipated that a regenerated Basing View will encourage new investment into Basingstoke, and will result in a range of employment opportunities.	Likelihood: Certain Scale: Borough Wide Timescale: Long Term Duration: Permanent Frequency: frequent Significance: significant	

	economy? • 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?	It is intended that the redevelopment of the site will offer smaller scale lower cost office space in addition to larger office space aimed at more established, larger companies. The regeneration scheme also intends to make more efficient and effective use of currently underused or vacant land.		
12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	++ It is anticipated that ancillary uses, such as cafes, a crèche etc. as well as B1 uses will provide a range of employment opportunities. It is intended that the redevelopment of the site will offer smaller scale lower cost office space in addition to larger office space aimed at more established, larger companies The regeneration scheme also intends to make more efficient and effective use of currently underused or vacant land.	Likelihood: Certain Scale: Borough wide Timescale: Long Term Duration: Permanent Frequency: frequent Significance: significant	
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development?	+ This policy considers the regeneration of the Basing View business park with the introduction of some ancillary uses and it is considered that the scheme will encourage new investment to the area.	Likelihood: Certain Scale: Local Timescale: Long Term Duration: Permanent Frequency: frequent Significance: significant	

14) To enhance the attractiveness of the Borough to visitors	• 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	+ Basing View can be seen from various locations in the borough and acts as a gateway to the town. The regeneration of the site, which will include the demolition of some older buildings, construction of new buildings and landscaping is anticipated to improve the image of the business park, and therefore improve the image of Basingstoke to visitors.	Likelihood: Certain Scale: Local Timescale: Long Term Duration: Permanent Frequency: uncertain Significance: significant	
15) To protect and enhance distinctive and high quality features of the local built environment	• 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 importance? • 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	+ Basing View was constructed in the 1970's and 80's and whilst a part of Basingstoke's heritage, the business park is viewed as outdated and unattractive. The regeneration scheme aims to improve the built environment of Basing View, although the policy does not refer to the surrounding environment.	Likelihood: Certain Scale: Local Timescale: Long Term Duration: Permanent Frequency: uncertain Significance: not significant	Will be subject to Local Plan design policy

	historic and cultural heritage?			
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	• 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? • Will it reduce the amount of waste? • Will it increase recycling rates? • Will it minimise use of construction materials e.g. aggregates?	+ The regeneration scheme for Basing View intends to make more efficient and effective use of currently underused or vacant land. It is likely that the redevelopment proposals will include the use of SUDs. In addition, the policy requires the use of sustainable design and construction methods and the use of on-site low carbon energy generation where feasible and viable.	Likelihood: uncertain Scale: Local Timescale: Long Term Duration: Permanent Frequency: uncertain Significance: not significant	

	• Will it minimise land use?			
(17) To create and sustain vibrant settlements and communities	• 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 settlements?	? The regeneration of Basing View, a well-known landmark in Basingstoke Town, will make better use of land that is currently underused. The development will improve the vitality and viability of the area and as a gateway development will help to improve the image of Basingstoke for visitors and residents. It is considered that 300 residential dwellings could be delivered at the site to support the regeneration of the site and improve the viability and vitality of the area. It is currently unclear what other complementary mixed uses will be provided at the site or their scale.	Likelihood: uncertain Scale: Local Timescale: Long Term Duration: Permanent Frequency: uncertain Significance: uncertain	
(18) To promote and improve access to open space and	• Will it maintain or improve public access to open space	0 It is considered that this policy will have a negligible effect upon		

countryside	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?	access to open space and the countryside.		
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	+ The regeneration scheme should improve safety within the site and will be subject to the Local Plan design policy	Likelihood: Uncertain Scale: Local Timescale: Long Term Duration: Permanent Frequency: uncertain Significance: uncertain	
20) To improve health and well-being through the development of healthy communities	• 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?	+ It is anticipated that improvements to pedestrian and cycle access to Basing View will help to promote healthier lifestyles.	Likelihood: Uncertain Scale: Basingstoke Town Wide? Timescale: Medium Term Duration: permanent Frequency: uncertain Significance: not very significant	

Conclusion

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

New and improved leisure facilities will be permitted at Basingstoke Leisure Park where there is no significant adverse impact on existing town or district centres within Basingstoke. Retail development on the Leisure Park will only be supported where it remains ancillary to the new or existing leisure uses and is required to make the new provision economically viable, without detriment to the borough's defined retail centres.

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Impact (positive/ negative/ neutral) and discussion (if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.	Commentary on assessment: likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare)	Possible changes to plan/mitigation (e.g. need to change option, other policies needed to ensure mitigation etc.)
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	• Will it increase housing supply? • Will it increase the range of housing to meet all needs? • 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	0 This policy focuses on the Leisure Park as a location for leisure facilities in the borough, and as such does not address housing specifically. However, by concentrating leisure facilities at the Leisure Park, this is a location that is already easily accessible from, and integrated with housing areas.	Likelihood: likely Scale: Local Timescale: Short to medium term Duration: permanent Frequency: uncertain Significance: not significant	

	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 housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough?			
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	• 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?	0 It is considered that the policy has a negligible impact, although it may have an indirect impact on crime by contributing towards community cohesion.		

	• Will it provide better opportunities to improve skills/achievements/employment, particularly within the most deprived wards of the Borough?			
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• 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?	0 It is considered that this policy will have a negligible effect upon managing the impacts of climate change.		
(4) To protect, and enhance local biodiversity, flora and fauna	• Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? • 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?	0 It is considered that the development of the Leisure Park would not have any impacts on biodiversity, as any future development would be within the existing leisure park boundary.		Will be addressed subject to Local Plan biodiversity policy
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic	• 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	0 It is considered that the development of the Leisure Park would not have any impacts on landscape.		

interests	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?			
6) To maintain and improve the quality of water resources in the Borough	• Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	0 It is considered that the development of the Leisure Park would not have any significant impacts on water resources.		
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	• Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • 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?	0 It is considered that the development of the Leisure Park would not have any impacts on flooding. Saunders Field to the south is not included within the Leisure Park Boundary and any development in this location would be subject to the Plan's flooding policy.		
8) To improve sustainable accessibility to all services and facilities	• Will it improve access to community facilities and services, particularly within rural areas?	++ The policy seeks to provide access to improved health and leisure facilities as appropriate. Whilst promoting such development	Likelihood: High Scale: Local Timescale: short-long term Duration: permanent Frequency: uncertain	

	• Will it improve the self-containment of Basingstoke Town? • Will it reduce congestion? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?	within the Leisure Park will improve Basingstoke's leisure offer, it also recognises that suitable leisure uses should also be located within the borough's defined centres, particularly Basingstoke Centre, in order to support the vitality and viability of those centres but also improve accessibility for residents and visitors. Self-containment of Basingstoke would be improved through better provision.	Significance: significant	
9) To improve choice and access to sustainable transport options	• 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?	+ The leisure park will be identified as a focus for improved leisure/recreational activities which will minimise the need to travel out of the borough or to alternative locations. The Leisure Park is served by a shuttle bus from the town centre.	Likelihood: High Scale: Local / borough-wide Timescale: short-long term Duration: permanent Frequency: uncertain Significance: not significant	
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	• 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?	+ It is recognised that some types of community facilities may provide opportunities for education and training.	Likelihood: uncertain Scale: borough wide Timescale: medium-long term Duration: permanent Frequency: infrequent Significance: uncertain but unlikely to be significant	

	• 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?			
11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	+ The policy encourages new and improved leisure/recreational provision which will encourage business growth, promote employment opportunities and enhance the town's image. It also supports improved facilities within the borough's centres, supporting their vitality and viability.	Likelihood: uncertain Scale: borough wide Timescale: medium-long term Duration: permanent Frequency: infrequent Significance: could be significant	
12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • Will it encourage business start-up and business growth?	+ The policy encourages new and improved leisure/recreational provision which will encourage business growth, promote employment opportunities and enhance the town's image. It also supports improved facilities within the borough's centres, supporting their vitality and viability.	Likelihood: uncertain Scale: borough wide Timescale: medium-long term Duration: permanent Frequency: infrequent Significance: could be significant	

	• Will it maintain or provide a sufficient supply of employment land to meet the needs of existing businesses and attract inward investment?			
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development?	0		
14) To enhance the attractiveness of the Borough to visitors	• 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	+ The policy encourages new and improved leisure/recreation provision which will have a positive effect in terms of improving the image of the borough by providing a range of facilities which attract visitors. It also supports improved facilities within the borough's centres, promoting their attractiveness to visitors.	Likelihood: High Scale: Local Timescale: medium-long term Duration: permanent Frequency: uncertain Significance: not significant	
15) To protect and enhance distinctive and high quality features of the local built environment	• 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	0 It is considered that the development of the Leisure Park would not have any significant impacts on the quality of the built environment.		

	importance? • 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?			
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	• 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?	0 It is considered that the development of the Leisure Park would not have any significant impacts on improving the efficiency of resource use.		

	• Will it provide energy from renewable sources? • 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?			
(17) To create and sustain vibrant settlements and communities	• 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	+ New and improved leisure/recreation facilities would promote the viability and vitality of the borough's centre. The policy will support the provision and retention of key facilities and services ensuring that local needs are met locally wherever possible.	Likelihood: likely Scale: local Timescale: medium-long term Duration: permanent Frequency: uncertain Significance: not significant	

	communities in the local planning system? • Will it help create a sense of place and add to the distinctiveness of the Borough's settlements?			
18) To promote and improve access to open space and countryside	• 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?	0/+ It is considered that the policy has a negligible impact, although the policy may encourage participation in leisure and cultural events and therefore contribute towards meeting the leisure and recreational needs of the population.	Likelihood: High Scale: Local / borough-wide Timescale: Long term Duration: permanent Frequency: uncertain Significance: significant	
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	+ May reduce anti-social behaviour by providing leisure/recreation opportunities.	Likelihood: uncertain Scale: local Timescale: medium-long term Duration: uncertain Frequency: uncertain Significance: not significant	
20) To improve health and well-being through the development of healthy communities	• 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	+ The policy is considered to contribute positively towards healthy lifestyles by promoting increased and sustainable participation in leisure activity which includes sports and recreation provision.	Likelihood: High Scale: Local / borough-wide Timescale: short-long term Duration: permanent Frequency: uncertain Significance: not significant	

	and 'liveable' neighbourhoods • Will it improve air quality? • Will it decrease noise pollution near residential areas?			
Conclusion 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

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

SA Objective	SA Appraisal Criteria <i>(to take into account/guide appraisal)</i>	Impact (positive/ negative/ neutral) and discussion <i>(if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.</i>	Commentary on assessment: <i>likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare). Elaborate here if necessary e.g. certainty of something happening may depend on another policy/detailed design etc.</i>	Possible changes to plan/mitigation <i>(e.g. need to change option, other policies needed to ensure mitigation etc.)</i>
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	• Will it increase housing supply? • Will it increase the range of housing to meet all needs? • 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	0 This policy is likely to have a negligible impact on this objective.		

	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 housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough?			
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	• 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?	0 This policy is likely to have a negligible impact on this objective.		

	• Will it reduce crime? • Will it provide better opportunities to improve skills/achievements/employment, particularly within the most deprived wards of the Borough?			
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• 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?	+ The policy will enable the provision of a new rail station in Chineham which will encourage the use of sustainable transport modes for travel to and from Chineham and the wider area.	Likelihood: likely Scale: local Timescale: medium-medium term Duration: permanent Frequency: Significance:	
(4) To protect, and enhance local biodiversity, flora and fauna	• Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? • 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?	0 This policy is likely to have a negligible impact on this objective.		
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	• 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?	0 This policy is likely to have a negligible impact on this objective.		

	• Will it maintain and enhance the quality of the Borough's soils? • Will it retain the Borough's best and most versatile agricultural land?			
6) To maintain and improve the quality of water resources in the Borough	• Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	0 This policy is likely to have a negligible impact on this objective.		
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	• Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • 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?	0 This policy is likely to have a negligible impact on this objective.		
8) To improve sustainable accessibility to all services and facilities	• 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? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access?	+ This policy will enable the provision of a new rail station to serve Chineham which will contribute towards reducing congestion (specifically along the A33 corridor). The station will improve access to Chineham Business Park by a range of transport modes.	Likelihood: likely Scale: local Timescale: medium-medium term Duration: permanent Frequency: Significance:	

	• Will it improve access to broadband?			
9) To improve choice and access to sustainable transport options	• 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?	+ This policy will enable the provision of a new rail station to serve Chineham which will contribute towards reducing congestion (specifically along the A33 corridor). The station will improve access to Chineham Business Park by a range of transport modes.	Likelihood: likely Scale: local and Borough wide Timescale: medium -long term Duration: permanent Frequency: frequent Significance:	
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	• 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?	0 This policy is expected to have a negligible impact on educational attainment and opportunities.		
11) To develop a	• Will it promote employment	0		

diverse and competitive knowledge-based economy	opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	This policy is expected to have a negligible impact on developing a knowledge-based economy.		
12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0		
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development?	+ This policy will enable the provision of a new rail station to serve existing residential development in Chineham and site allocations in the local area (notably Razors Farm). In addition, the station will support the continued	Likelihood: uncertain Scale: local Timescale: medium-long term Duration: Permanent Frequency: frequent	

		development of Chineham Business Park. The station will contribute towards sustainable development by providing an alternative mode of travel to the private car for residents and business in the North of the Basingstoke Urban Area.		
14) To enhance the attractiveness of the Borough to visitors	• 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	0 This policy would have a largely negligible impact on the attractiveness of the Borough		
15) To protect and enhance distinctive and high quality features of the local built environment	• 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 importance? • 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	0 This policy is expected to have a negligible impact on the local built environment.		

	Gardens)? • Will it protect the Borough's historic and cultural heritage?			
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	• 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? • 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?	0		
(17) To create and	• Will it direct new development	+	Likelihood: likely	

sustain vibrant settlements and communities	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 settlements?	This policy is likely to promote thriving communities by ensuring residents of new communities are accessible to key services by a range of transport modes.	Scale: local Timescale: medium-long term Duration: permanent Frequency: frequent Significance:	
18) To promote and improve access to open space and countryside	• 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	0 This policy is likely to have a negligible impact on this objective.		

	leisure and cultural events?			
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	0 This policy is likely to have a negligible impact on community safety.		
20) To improve health and well-being through the development of healthy communities	• 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?	+ This policy promotes sustainable travel by train which will reduce congestion and associated noise pollution.	Likelihood: likely Scale: local Timescale: medium -long term Duration: permanent Frequency: frequent Significance:	
Conclusion 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

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

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

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Impact (positive/ negative/ neutral) and discussion (if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.	Commentary on assessment: likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare). Elaborate here if necessary e.g. certainty of something happening may depend on another policy/detailed design etc.	Possible changes to plan/mitigation (e.g. need to change option, other policies needed to ensure mitigation etc.)
1) To provide all residents with the opportunity to live in	- Will it increase housing supply? - Will it increase the range of housing	0 This policy is likely to have a		

a sustainable, decent, affordable home.	to meet all needs? • 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 housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough?	negligible impact on this objective.		
2) To reduce deprivation and	• Will it encourage social cohesion?	0		

inequalities in quality of life between residents and neighbourhoods	• 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?	This policy is likely to have a negligible impact on this objective.		
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• 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?	? The policy will enable the provision of a new rail station car park in Whitchurch which may encourage the use of sustainable transport modes for long distance travel from Whitchurch and its surrounding areas. However, the policy may result in increased noise and air		

		pollution at the local level from the additional vehicle movements generated by the facility.		
(4) To protect, and enhance local biodiversity, flora and fauna	• Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? • 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?	0 This policy is likely to have a negligible impact on this objective.		
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	• 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?	0 This policy is likely to have a negligible impact on this objective.		
6) To maintain and improve the quality of water resources in the Borough	• Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	0 This policy is likely to have a negligible impact on this		

		objective.		
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	• Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • 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?	0 This policy is likely to have a negligible impact on this objective.		
8) To improve sustainable accessibility to all services and facilities	• 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? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?	? This policy may encourage more people to use the train for commuting from Whitchurch to other employment centres, which may contribute towards reducing congestion, noise and air pollution on the wider highway network. However, the policy may result in increased noise and air pollution at the local level from the additional vehicle		

		movements generated by the facility.		
9) To improve choice and access to sustainable transport options	• 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?	+ This policy will enable the provision of a purpose built car park at Whitchurch Station to serve rail commuters. The policy could contribute towards encouraging modal shift for journeys by public transport.	Likelihood: uncertain Scale: local Timescale: Medium/long term Duration: permanent Frequency: uncertain Significance: uncertain but unlikely to be significant	
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	• 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?	0 This policy is likely to have a negligible impact on this objective.		

11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0 This policy is likely to have a negligible impact on this objective.		
12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0 This policy is likely to have a negligible impact on this objective.		
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development?	0 This policy is likely to have a negligible impact on this objective.		
14) To enhance the attractiveness of the	• Will it retain or improve retail	0		

Borough to visitors	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	This policy is likely to have a negligible impact on this objective.		
15) To protect and enhance distinctive and high quality features of the local built environment	• 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 importance? • 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?	0 This policy is likely to have a negligible impact on this objective.		
16) To improve the efficiency of resource use, including re-using previously developed land, existing buildings and	• 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?	0 This policy would have a largely negligible impact on this objective.		

materials, and encouraging the maximum use of sustainable design and construction technologies	• 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? • 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?			
(17) To create and sustain vibrant settlements and communities	• 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	0 This policy would have a largely negligible impact on creating and sustaining vibrant settlements and communities.		

	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 settlements?			
18) To promote and improve access to open space and countryside	• 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?	0 This policy is likely to have a negligible impact on this objective.		
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	0 This policy is likely to have a negligible impact on this objective.		
20) To improve health and well-being through the	• Will it improve access to health and social care?	? This policy promotes		

development of healthy communities	• 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?	sustainable travel by train which may reduce congestion from motor vehicles and the associated noise and air pollution in other areas. However, the policy may result in increased noise and air pollution at the local level from the additional vehicle movements generated by the facility.		
Conclusion 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

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

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

The tenure split of affordable homes will be 70% rented and 30% intermediate products. In seeking affordable housing provision the council will have regard to the current viability of developments including land values and other development costs.

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

SA Objective	SA Appraisal Criteria <i>(to take into account/guide appraisal)</i>	Impact (positive/ negative/ neutral) and discussion <i>(if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.</i>	Commentary on assessment: <i>likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare). Elaborate here if necessary e.g. certainty of something happening may depend on another policy/detailed design etc.</i>	Possible changes to plan/mitigation <i>(e.g. need to change option, other policies needed to ensure mitigation etc.)</i>
1) To provide all residents with the	- Will it increase housing supply? - Will it increase the range of	++ The policy will have significant	Likelihood: High Scale: Local / borough-wide	Other Local Plan policies ensure development is

opportunity to live in a sustainable, decent, affordable home.	housing to meet all needs? • 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 housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough?	positive effects through the delivery of affordable housing provision, and increasing the number of affordable units available to meet a range of needs. However, the affordable units will only remain affordable for as long as there remains a need and there is therefore some uncertainty in this respect if units are sold off (and are therefore no longer available). The policy seeks affordable housing contributions from all sites but in some circumstances this may impact on viability. The policy allows for such cases in those cases this should be demonstrated through an open book approach so the delivery of housing should not be hindered. On the whole, the policy is considered to have a significant positive effect in terms of delivering sustainable communities and improving social cohesion in the longer term	Timescale: Medium to long term Duration: Permanent Frequency: frequent Significance: significant	directed towards sustainable locations
2) To reduce	• Will it encourage social	+	Likelihood: High	

deprivation and inequalities in quality of life between residents and neighbourhoods	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?	It is considered that this policy will contribute positively to social cohesion by addressing housing need, dispersing affordable units throughout development proposals and by being designed to fit within the wider context of development.	Scale: Local Timescale: Medium to long-term Duration: Permanent Frequency: frequent Significance: significant	
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• 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?	0 This policy is likely to have a negligible impact on this policy unless environmental standards for affordable housing are different to private housing.		
(4) To protect, and enhance local biodiversity, flora and fauna	• Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? • Will it ensure the protection of	0 The tenure of new housing will not impact on this objective		

	protected species? • Will it contribute towards protecting and enhancing national and county Biodiversity Action Plan (BAP) species and their habitats?			
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	• 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?	0		
6) To maintain and improve the quality of water resources in the Borough	• Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	0		
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	• Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • Will it increase the use of Sustainable Urban Drainage	0		

	systems within developments? • Will there be adequate provision of supporting water and sewerage infrastructure to support development?			
8) To improve sustainable accessibility to all services and facilities	• 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? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?	+ The policy will have a positive effect in terms of enabling access to affordable housing across the Borough.	Likelihood: High Scale: Local (settlements with SPBs) Timescale: Medium to long term Duration: Permanent Frequency: infrequent Significance: fairly significant	Other Local Plan policies ensure that development in general is directed towards sustainable locations.
9) To improve choice and access to sustainable transport options	• 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?	0		
10) To improve educational attainment and increase	• Will it increase the levels of participation in education at all levels?	0		

opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	• 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?			
11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0		
12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community?	0		

	• Will it promote a dynamic, diverse and knowledge-based economy? • 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?			
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development?	+ The policy is considered to contribute to providing housing for a range of needs across the borough.	Likelihood: likely Scale: borough-wide Timescale: short-long term Duration: permanent Frequency: frequent Significance: not very significant	
14) To enhance the attractiveness of the Borough to visitors	• 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?	0		
15) To protect and enhance distinctive and high quality features of the local built environment	• 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	+ It is considered that the policy will have a positive impact provide the affordable housing is designed to fit within the wider context of the development.	Likelihood: High Scale: Local Timescale: Long-term Duration: permanent Frequency: frequent Significance: not very significant	The Local Plan design policy requires high quality design.

	locally distinctive settlement character? • Will it safeguard sites and monuments of archaeological importance? • 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?			
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	• 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	0 Affordable housing/the tenure of housing will have a negligible direct impact on the efficiency of resources.		

	affected by contamination? • Will it reduce the Borough's carbon footprint? • Will it provide energy from renewable sources? • 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?			
(17) To create and sustain vibrant settlements and communities	• 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?	++ The policy will seek to deliver affordable units to meet local needs across the borough taking account of viability.	Likelihood: High Scale: Borough-wide Timescale: Short-long term Duration: permanent Frequency: fairly frequent Significance: significant	

	• 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 settlements?			
18) To promote and improve access to open space and countryside	• 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?	0		
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	0		Other policies in the Local Plan ensure that crime is reduced by design
20) To improve health and well-being through the development of healthy communities	• Will it improve access to health and social care? • Will it promote healthy lifestyles? • Will it provide/improve healthcare facilities to meet the	+ It is considered that the policy will contribute towards the creation of 'liveable' neighbourhoods and will improve well-being through the provision of affordable housing.	Likelihood: High Scale: Local Timescale: Long term Duration: permanent Frequency: frequent Significance: of little direct significance	

	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?			
Conclusion 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

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

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

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

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

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Impact (positive/ negative/ neutral) and discussion (if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.	Commentary on assessment: likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare). Elaborate here if necessary e.g. certainty of something happening may depend on another policy/detailed design etc.	Possible changes to plan/mitigation (e.g. need to change option, other policies needed to ensure mitigation etc.)
1) To provide all	• Will it increase housing supply?	+	Likelihood: High	

residents with the opportunity to live in a sustainable, decent, affordable home.	• Will it increase the range of housing to meet all needs? • 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 housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough?	The policy will contribute to meeting local housing needs by enabling affordable housing on sites adjacent to rural settlements, and contribute to meeting a range of housing needs including providing a proportion of market housing. The policy takes account of specific housing needs, and enables a proportion of market housing to improve the viability and delivery.	Scale: Local (rural areas outside SPBs) Timescale: Short to medium Duration: Permanent Frequency: infrequent Significance: potentially significant for rural communities	

2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	• 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?	+ It is considered that the policy will contribute towards social cohesion in the long term through creating mixed developments and addressing local housing needs. There are some indirect impacts on employment.	Likelihood: High Scale: Local Timescale: Medium to long-term Duration: Permanent Frequency: infrequent Significance: not significant	
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• 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?	0 There is a negligible impact on climate change. Though allowance for some 'exceptional' housing in more rural locations may result in more car journeys.		
(4) To protect, and enhance local biodiversity, flora and fauna	• Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value?	0		

	• 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?			
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	• 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?	? Dependent on location and site – unknown at this stage	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Frequency: infrequent Significance: not significant	Any proposals will be subject to the Local Plan Landscape policy that seeks to protect the character of the local landscape and protects the areas of highest value.
6) To maintain and improve the quality of water resources in the Borough	• Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	0		
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	• Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk?	? Dependent on location and site.	Likelihood: unlikely to impact on flooding Scale: local Timescale: short-long term Duration: permanent Frequency: infrequent Significance: unlikely to be significant	The Flooding policy steers development towards the lowest area of risk, and only permits development in areas of flood risk in exceptional circumstances. There is also a specific requirement for SUDs as

	• 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?			part of the Sustainable Design and Construction and Water policies.
8) To improve sustainable accessibility to all services and facilities	• 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? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?	+/- It is considered that the policy will help to improve access to a range of housing including affordable and market units within rural areas. However, the provision of new housing in rural settlements may offer fewer opportunities for sustainable access to services and facilities.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Frequency: infrequent Significance: unlikely to be significant	
9) To improve choice and access to sustainable transport options	• 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?	- The impacts of the policy are uncertain as it will depend on accessibility and services in a settlement. However, because the developments are in a rural area accessibility may be more reliant on private transport.	Likelihood: Uncertain Scale: Local / borough-wide Timescale: Short Duration: permanent Frequency: infrequent Significance: unlikely to be significant	
10) To improve educational	• Will it increase the levels of participation in education at all	0		

attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	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?			
11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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	0		

	inward investment?			
12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	+ The policy improves the viability and vitality of rural areas and supports the rural employment / economy.	Likelihood: High Scale: Local Timescale: Medium to long term Duration: permanent Frequency: infrequent Significance: not very significant for this objective	
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development?	+ It is considered that the policy will contribute towards providing housing to meet a range of needs and supports rural services and economy.	Likelihood: High Scale: Local Timescale: Short to medium Duration: permanent Frequency: infrequent Significance: insignificant	
14) To enhance the attractiveness of the Borough to visitors	• 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	0		
15) To protect and enhance distinctive and high quality features of the local built environment	• Will it promote and maintain an attractive and diverse townscape, and protect areas of highest townscape quality? • Will it promote high quality	+ It is considered that the policy will make a positive contribution towards ensuring any housing provided through rural exceptions	Likelihood: High Scale: Local Timescale: Duration: Permanent Frequency: infrequent	Any specific proposal will be considered against the Local Plan design and historic environment policies

	design and enhance the built environment? • Does it value and protect the locally distinctive settlement character? • Will it safeguard sites and monuments of archaeological importance? • 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?	is in proportion with and respects the character, form and appearance of the surrounding area.	Significance: insignificant	
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	• 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	It is considered that there may be some negative impacts due to the fact that the 'exceptional' site is likely to be on greenfield land, although there are opportunities for any new development to be more energy efficient and incorporate renewable energy.	Likelihood: High Scale: Local Timescale: short-long term Duration: permanent Frequency: infrequent Significance: likely to be significant	Whilst some small-scale 'exception' development may be on greenfield land, other policies such as Sustainable Construction and Design will seek to promote resource efficiency by requiring development to meet a Code level for Sustainable Homes.

	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? • 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?			
(17) To create and sustain vibrant settlements and communities	• 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	+/- The policy may permit development in areas which are not the most sustainably located; however, this should only be small-scale development proportionate to the settlement and respects the local character of the area. It is considered that the policy has a positive effect in terms of ensuring that housing meets local needs and supports local services.	Likelihood: High Scale: Local Timescale: Short-term Duration: permanent Frequency: infrequent Significance: not significant	It is considered that there is a balance to be struck between permitting 'exceptional' small scale development in areas which may not be the most sustainably located and allowing some small scale development to ensure the long term sustainability of smaller towns and villages.

	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 settlements?			
18) To promote and improve access to open space and countryside	• 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?	0		
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	0		
20) To improve	• Will it improve access to health	+	Likelihood: High	

health and well-being through the development of healthy communities	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?	It is considered that there is a positive effect in terms of contributing to 'liveable' neighbourhoods and enabling those with local connections to remain living close to family or employment.	Scale: Rural areas of the borough Timescale: Long-term Duration: permanent Frequency: infrequent Significance: not significant	
Conclusion 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

Development will be permitted where the mix of market housing:

- a) Includes a range of house type⁸, size, price and tenure to address local requirements; and
- b) Is appropriate to the size, location and characteristics of the site; and
- c) Is appropriate to the established character and density of the neighbourhood; and
- d) Provides adaptable housing to enable people to stay in their homes as their needs change.

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

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Impact (positive/ negative/ neutral) and discussion (if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.	Commentary on assessment: likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare). Elaborate here if necessary e.g. certainty of something happening may depend on another policy/detailed design etc.	Possible changes to plan/mitigation (e.g. need to change option, other policies needed to ensure mitigation etc.)
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	- Will it increase housing supply? - Will it increase the range of housing to meet all needs? - Will it increase the affordability of housing? - Will it help to reduce the no. of	++ It is considered that the policy will deliver a housing mix which will meet a range of needs responding to circumstances including identified need, characteristics of the local area, and contribute to the creation of sustainable	Likelihood: High Scale: Local / borough-wide Timescale: Long term Duration: Permanent Frequency: Frequent Significance: significant	

	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 housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough?	communities It is also considered that the policy will integrate with the employment needs by providing a range of housing, taking into account factors such as demographic changes and housing need. It is considered that the policy may improve affordability of housing, in conjunction with the Affordable Housing policy.		
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	• Will it encourage social cohesion? • Will it reduce overcrowding? • Will it reduce deprivation in the	0 It is considered that the policy has a negligible impact on tackling deprivation and inequalities.		.

	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?			
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• 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?	0 It is considered that the policy has a negligible impact because it is solely concerned with the type/size of housing provided, although it is considered that the provision of housing in general may have some impacts.		
4) To protect, and enhance local biodiversity, flora and fauna	• Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? • Will it ensure the protection of protected species? • Will it contribute towards protecting and enhancing national and county Biodiversity	0 It is considered that the policy has a negligible impact, because it is solely concerned with the type/size of housing provided although it is considered that the provision of housing in general may have some impacts.		

	Action Plan (BAP) species and their habitats?			
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	• 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?	0 It is considered that the policy has a negligible impact, because it is solely concerned with the type/size of housing provided although it is considered that the provision of housing in general may have some impacts.		
6) To maintain and improve the quality of water resources in the Borough	• Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	0 It is considered that the policy has a negligible impact, because it is solely concerned with the type/size of housing provided although it is considered that the provision of housing in general may have some impacts.		
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	• Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • Will it increase the use of Sustainable Urban Drainage	0 It is considered that the policy has a negligible impact, because it is solely concerned with the type/size of housing provided although it is considered that the provision of housing in general may have some impacts.		

	systems within developments? • Will there be adequate provision of supporting water and sewerage infrastructure to support development?			
8) To improve sustainable accessibility to all services and facilities	• 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? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?	+ The policy has positive impacts in terms of encouraging housing which is adaptable which meets the needs of an ageing population. It is also considered that it will contribute to meeting a range of housing needs and therefore reduce barriers to social inclusion.	Likelihood: High Scale: Local Timescale: Medium to long term Duration: permanent Frequency: frequent Significance: not very significant	
9) To improve choice and access to sustainable transport options	• 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?	0 It is considered that the policy has a negligible impact.		
10) To improve educational attainment and increase	• Will it increase the levels of participation in education at all levels?	0		

opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	• 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?			
11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0		

12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0		
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development?	+ The policy will deliver a range of housing to support sustainable economic growth within the borough.	Likelihood: High Scale: Borough-wide Timescale: Medium to long term Duration: Permanent Frequency: frequent Significance: not very significant to this objective	
14) To enhance the attractiveness of the Borough to visitors	• 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	0		
15) To protect and enhance distinctive and high quality features of the local built environment	• Will it promote and maintain an attractive and diverse townscape, and protect areas of highest townscape quality?	+ Policy refers to the requirement for the housing mix to have regard to the characteristics of the area.	Likelihood: High Scale: Local Timescale: Short term Duration: Permanent Frequency: Frequent	All proposals for new housing will be subject to the Local Plan design policy

	• 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 importance? • 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?		Significance: not significant	
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	• 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	+ Whilst the efficient use of land will vary from location to location, the policy will seek to make efficient use of land.	Likelihood: High Scale: Local Timescale: Short to medium Duration: Permanent Frequency: frequent Significance: fairly insignificant for this objective	

	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? • 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?			
(17) To create and sustain vibrant settlements and communities	• 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?	+ It is considered that the policy will help to create a sense of place by ensuring that schemes respect the local character of the area. The policy seeks to provide a choice in housing.	Likelihood: High Scale: Local Timescale: Short Duration: Permanent Frequency: Frequent Significance: not significant	

	• 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 settlements?			
18) To promote and improve access to open space and countryside	• 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?	0 It is considered that the policy has a negligible impact.		
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	0 It is considered that the policy has a negligible impact but there could be some secondary positive impacts in terms of producing sustainable / balanced communities.		
20) To improve health and well-being	• Will it improve access to health	+ It is considered that the policy will	Likelihood: High Scale: Local/borough-wide	

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

Policy CN4 - Housing for older people / Specialist housing

Proposals for housing specifically designed¹⁰ to meet the identified needs of older people or specialist accommodation¹¹ (including for people with support needs) will be permitted where:

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

Where there is evidence of an identified unmet need in the local area, larger scale¹² new residential¹³ developments should incorporate specially designed housing/specialist accommodation to meet the needs of older people and people with support needs.

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Impact (positive/ negative/ neutral) and discussion (if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.	Commentary on assessment: likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare). Elaborate here if necessary e.g. certainty of something happening may depend on another policy/detailed design etc.	Possible changes to plan/mitigation (e.g. need to change option, other policies needed to ensure mitigation etc.)
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	- Will it increase housing supply? - Will it increase the range of housing to meet all needs? - Will it increase the affordability of housing? - Will it help to reduce the no. of	++ It is considered that the policy will deliver housing which will meet a range of needs of an ageing population and people with special needs. Such housing will be subject to the same affordable	Likelihood: High Scale: Local / borough-wide Timescale: Long term Duration: Permanent Frequency: Frequent Significance: significant	

	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 housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough?	housing provision and in some circumstances will include an element of affordable housing. It is also considered that this policy will enable social cohesion through meeting the needs of groups with specific housing needs and to enable people to stay in their homes and local area for longer.		
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	• Will it encourage social cohesion? • Will it reduce overcrowding? • Will it reduce deprivation in the	0 It is considered that the policy has a negligible impact on tackling deprivation and inequalities.		.

	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?			
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• 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?	0 It is considered that the policy has a negligible impact because it is solely concerned with the type/size of housing provided, although it is considered that the provision of housing in general may have some impacts.		
4) To protect, and enhance local biodiversity, flora and fauna	• Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? • Will it ensure the protection of protected species? • Will it contribute towards protecting and enhancing national and county Biodiversity	0 It is considered that the policy has a negligible impact, because it is solely concerned with the type/size of housing provided although it is considered that the provision of housing in general may have some impacts.		

	Action Plan (BAP) species and their habitats?			
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	• 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?	0 It is considered that the policy has a negligible impact, because it is solely concerned with the type/size of housing provided although it is considered that the provision of housing in general may have some impacts.		
6) To maintain and improve the quality of water resources in the Borough	• Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	0 It is considered that the policy has a negligible impact, because it is solely concerned with the type/size of housing provided although it is considered that the provision of housing in general may have some impacts.		
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	• Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • Will it increase the use of Sustainable Urban Drainage	0 It is considered that the policy has a negligible impact, because it is solely concerned with the type/size of housing provided although it is considered that the provision of housing in general may have some impacts.		

	systems within developments? • Will there be adequate provision of supporting water and sewerage infrastructure to support development?			
8) To improve sustainable accessibility to all services and facilities	• 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? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?	+ The policy has positive impacts in terms of encouraging specialist forms of development meet the needs of older people and those with support needs as well as specific criterion to ensure access to key services.	Likelihood: High Scale: Local Timescale: Medium to long term Duration: permanent Frequency: frequent Significance: not very significant	
9) To improve choice and access to sustainable transport options	• 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?	0 It is considered that the policy has a negligible impact. The Policy criterion requires proposals to be located appropriately for access to key services.		
10) To improve educational attainment and increase	• Will it increase the levels of participation in education at all levels?	0		

opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	• 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?			
11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0		

12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0		
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development?	+ The policy will deliver a range of housing to support sustainable economic growth within the borough.	Likelihood: High Scale: Borough-wide Timescale: Medium to long term Duration: Permanent Frequency: frequent Significance: not very significant to this objective	
14) To enhance the attractiveness of the Borough to visitors	• 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	0		
15) To protect and enhance distinctive and high quality features of the local built environment	• Will it promote and maintain an attractive and diverse townscape, and protect areas of highest townscape quality?	0		

	• 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 importance? • 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?			
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	• 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	0		Other policies in the Local Plan address the issue of water quality, water management design and sustainable construction.

	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? • 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?			
(17) To create and sustain vibrant settlements and communities	• 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?	0 It is considered that the policy has a negligible impact.		

	• 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 settlements?			
18) To promote and improve access to open space and countryside	• 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?	0 It is considered that the policy has a negligible impact.		
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	0 It is considered that the policy has a negligible impact but there could be some secondary positive impacts in terms of producing sustainable / balanced communities.		
20) To improve health and well-being	• Will it improve access to health	+ It is considered that the policy will	Likelihood: High Scale: Local/borough-wide	

through the development of healthy communities	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?	have a positive impact in terms of encouraging development that will meet the needs of older people and those with support needs.	Timescale: Medium to long term Duration: permanent Frequency: frequent Significance: significant	
Conclusion 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

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

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

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

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

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

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Impact (positive/ negative/ neutral) and discussion (if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.	Commentary on assessment: likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare)	Possible changes to plan/mitigation (e.g. need to change option, other policies needed to ensure mitigation etc.)

1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	• Will it increase housing supply? • Will it increase the range of housing to meet all needs? • 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 housing needs of gypsies and travellers? • Will it integrate with the employment needs of the	+ This policy is intended to ensure that suitable private and public permanent and temporary pitch provision for gypsies and travellers and travelling show people is provided, with a criteria based approach to ensure that provision is suitably located. Provision of such accommodation will help to meet a specific housing need and will ensure that provision is provided in the most suitable location.	Likelihood: uncertain Scale: borough wide? Timescale: short to long term Duration: uncertain Frequency: infrequent Significance: not likely to be significant	

	Borough?			
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	• 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?	+ This policy aims to ensure that the needs of gypsies, travellers and travelling show people are met. It is acknowledged that there are often inequalities in education and health between the settled and travelling communities, and for this reason the policy seeks to ensure that pitches are able to access the necessary services and facilities.	Likelihood: uncertain Scale: borough wide? Timescale: short to long term Duration: uncertain Frequency: infrequent Significance: not significant	
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• 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?	? This policy aims to ensure that the needs of Gypsies, travellers and travelling show people are met whilst impacts on the natural environment are also taken into account. There may be a need to balance the housing/location needs of new pitches against sustainability issues.	Likelihood: unknown Scale: local Timescale: short-long term Duration: unknown Frequency: infrequent Significance: unknown but unlikely to be significant	
(4) To protect, and enhance local biodiversity, flora and	• Will it protect and enhance sites and habitats, both designated and undesignated,	? This policy aims to ensure that pitch provision is provided in	Likelihood: unknown Scale: local Timescale: short-long term	Any proposals would be subject to the Local Plan biodiversity policy

fauna	of nature conservation value? • 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?	suitable locations that will not have an impact upon the natural environment. The policy three greenfield allocation sites where pitches and / or plots could be provided. The criteria based approach for sites states that there should be no adverse impact upon local amenity and the natural and historic environment. Any proposal would need to be considered against the Local Plan biodiversity policy.	Duration: unknown Frequency: infrequent Significance: not significant	
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	• 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?	? This policy aims to ensure that pitch provision is provided in suitable locations that will not have an adverse impact upon the natural environment. By providing suitable provision, illegal encampment on sensitive sites may be avoided. Any proposal would need to be considered against the Local Plan landscape policy.	Likelihood: unknown Scale: local Timescale: short-long term Duration: unknown Frequency: infrequent Significance: unknown but unlikely to be significant	Any proposals would be subject to the Local Plan landscape character policy
6) To maintain and improve the quality of water resources in the Borough	• Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	? The policy requires pitches and plots to have appropriate essential services and this is a specific issue that will be considered at design		

		stage in light of the water quality policy.		
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	• Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • 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?	0 Applications for pitches would be assessed in the same way as for permanent housing with the requirement for a flood risk assessment and the sequential test if necessary.		
8) To improve sustainable accessibility to all services and facilities	• 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? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?	0/+ This policy aims to ensure that pitch provision is located in a sustainable location, with good access to local services, including educational establishments, health and welfare services, shops and community facilities as well as public transport and other sustainable transport options. However, there may not be provision of new services/facilities.	Likelihood: uncertain Scale: borough wide Timescale: short to long term Duration: unknown Frequency: infrequent Significance: not significant	
9) To improve choice	• Will it minimise the need to	+	Likelihood: uncertain	

and access to sustainable transport options	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?	This policy aims to ensure that pitch provision is located in a sustainable location, with good access to local services, including education establishments, health and welfare services, shops and community facilities as well as public transport and other sustainable transport options.	Scale: borough wide? Timescale: short to long term Duration: unknown Frequency: infrequent Significance: not significant	
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	• 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?	+ By providing permanent pitch provision, with good access to education establishments, there will be opportunities for gypsies, travellers and travelling showpeople to participate further in education.	Likelihood: uncertain Scale: borough wide Timescale: short to long term Duration: unknown Frequency: infrequent Significance: not significant	
11) To develop a diverse and	• Will it promote employment opportunities for the whole	0		

competitive knowledge-based economy	community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?			
12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0		
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development?	0		
14) To enhance the attractiveness of the	• Will it retain or improve retail facilities in the Borough?	0 This policy aims to ensure that		

Borough to visitors	• Will it improve the image of the Borough to attract inward investment and tourism? • Will it meet the needs of visitors to the Borough	pitch provision is provided in suitable locations.		
15) To protect and enhance distinctive and high quality features of the local built environment	• 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 importance? • 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?	0/+ This policy aims to ensure that pitches are provided in suitable locations and do not adversely impact the natural and built environment.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: unknown Frequency: infrequent Significance: not significant	Any proposal would be subject to the Local Plan design and historic environment policies
16) To improve the efficiency of resource use, including re-using previously developed land, existing buildings and	• Will it use water more efficiently? • Will it reduce water consumption? • Will it result in a reduction in	0 It is likely that the majority of pitch provision will be on Greenfield sites, and there may be less opportunities for use of sustainable design and construction.	Likelihood: unknown Scale: local Timescale: short term Duration: temporary Frequency: unknown Significance: not significant	

materials, and encouraging the maximum use of sustainable design and construction technologies	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? • 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?			
(17) To create and sustain vibrant settlements and communities	• 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	0/+ This policy aims to direct permanent pitch provision to sites that are best able to accommodate it, in areas with good access to key facilities and public transport.	Likelihood: uncertain Scale: borough wide? Timescale: short to long term Duration: unknown Frequency: infrequent Significance: not significant	

	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 settlements?	Such provision may differ from the existing settlement form/character, with the provision of hardstanding and temporary homes. The policy refers to the need to consider the potential for successful integration between travelling and settled communities		
18) To promote and improve access to open space and countryside	• 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?	0		

	• Will it encourage participation in leisure and cultural events?			
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	0		
20) To improve health and well-being through the development of healthy communities	• 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?	+ This policy aims to ensure that pitch provision is located with good access to local services and health services. It aims to meet the housing needs of the travelling community with general well-being benefits.	Likelihood: likely Scale: local Timescale: short term Duration: unknown Frequency: infrequent Significance: not significant	
Conclusion 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.

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

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

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

Infrastructure provision or improvements should be provided on-site as an integral part of a development. Contributions towards infrastructure provision and improvements, as set out in the council's Charging Schedule will be secured through the Community Infrastructure Levy (CIL).

Where off-site measures are proposed they should meet identified needs, and CIL will be the primary mechanism to secure the necessary financial or equivalent contribution. Site specific mitigation measures will be secured by planning obligations.

New infrastructure should be provided prior to occupation of the development, or in larger schemes, prior to the occupation of the phase of the development for which it is needed. This will be secured by appropriate planning conditions, S106 planning obligations including bonds and the council's procedures with respect to the use of CIL revenue.

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

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Impact (positive/ negative/ neutral) and discussion (if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.	Commentary on assessment: likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare)	Possible changes to plan/mitigation (e.g. need to change option, other policies needed to ensure mitigation etc.)
1) To provide all residents with the opportunity to live in	- Will it increase housing supply? - Will it increase the range of	+/? It is anticipated that this policy will help to achieve sustainable, decent	Likelihood: Certain Scale: Borough wide Timescale: Long term	

a sustainable, decent, affordable home.	housing to meet all needs? • 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 housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough?	housing through contributions towards affordable housing as an element of infrastructure contributions. However, the policy seeks to ensure that planning permission is only granted where it can be demonstrated that there is appropriate infrastructure capacity to serve any additional dwellings and this may threaten the future delivery of some housing.	Duration: Permanent Frequency: Frequent Significance: significant when used with other policies	
2) To reduce	• Will it encourage social	+	Likelihood: High	

deprivation and inequalities in quality of life between residents and neighbourhoods	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?	The policy states that the Infrastructure Delivery Plan is anticipated to identify requirements for strategic infrastructure in the borough and developers will be required to contribute towards necessary services, facilities and infrastructure. It is considered that this approach will identify areas lacking in infrastructure, as well as ensuring that there will be sufficient capacity to support new development, which may reduce deprivation, reduce anti-social behaviour and provide better opportunities for those living in the borough. The policy does not directly address the needs of regeneration initiatives, although these would be considered on a case by case basis.	Scale: Local Timescale: Long Term Duration: Permanent Frequency: frequent Significance: significant when used with other policies	
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• 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?	+ Infrastructure includes flood defences which could mitigate some effects of climate change, and could include carbon-reducing infrastructure.	Likelihood: uncertain Scale: Local Timescale: Long Term Duration: Permanent Frequency: infrequent Significance: significant when used with other policies	
(4) To protect, and enhance local biodiversity, flora and fauna	• Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? • Will it ensure the protection of	+ The policy/IDP refers to green infrastructure which would enhance local biodiversity.	Likelihood: uncertain Scale: Local Timescale: Long Term Duration: Permanent Frequency: uncertain Significance: significant	Consider reference to biodiversity

	protected species? • Will it contribute towards protecting and enhancing national and county Biodiversity Action Plan (BAP) species and their habitats?		when used with other policies	
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	• 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?	0 The policy considers the need to plan strategically for infrastructure provision and ensure that new development has sufficient infrastructure. It is considered that it will have a negligible effect upon local landscape, soils, geological and geomorphologic interests.		
6) To maintain and improve the quality of water resources in the Borough	• Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	+ The policy considers the need to plan strategically for infrastructure provision and ensure that new development has sufficient infrastructure and considers water quality, water supply and waste water treatment and states that the council will work with infrastructure suppliers (including water companies) to ensure that new development has the sufficient infrastructure capacity.	Likelihood: Certain Scale: Regional/borough wide/local Timescale: medium/Long Term Duration: Permanent Frequency: frequent Significance: significant when used with other policies	

7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	• Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • 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?	+ It is noted that infrastructure includes flood defences and as a result it is considered that this policy will help to reduce vulnerability to flooding and result in an increased the use of SUDs.	Likelihood: likely Scale: Regional/borough wide/local Timescale: Long Term Duration: permanent Frequency: infrequent Significance: significant when used with other policies	
8) To improve sustainable accessibility to all services and facilities	• 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? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?	+ The policy states that development will be required to provide and contribute towards services, facilities and infrastructure to meet the needs that arise from that development. The IDP will also encourage a more strategic approach to infrastructure delivery. Such a policy is considered likely to improve access to sustainable services and facilities across the borough, including rural areas.	Likelihood: likely Scale: Local Timescale: medium term Duration: unknown – depends on situation, e.g. funding for transport, Frequency: frequent Significance: significant when used with other policies	
9) To improve choice and access to sustainable transport options	• Will it minimise the need to travel? • Will it provide alternative means of travel to the private	+ The Infrastructure policy is understood to include matters such as transport and it is considered	Likelihood: Certain Scale: Local Timescale: Medium term Duration: uncertain	

	car? • Will it reduce private vehicular use? • Will it encourage the use of public transport?	that the policy, which will require development to provide and contribute towards services, facilities and infrastructure as well as the IDP will help to improve sustainable transport options as well as improving transport infrastructure.	Frequency: frequent Significance: significant when used with other policies	
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	• 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?	+/? Education is a key element of infrastructure provision. The policy aims to ensure that sufficient infrastructure capacity is in place to support new development, and the IDP will look at infrastructure provision in a more strategic way. Such a policy is considered likely to improve education provision in the borough, though it is unclear whether this will necessarily increase participation in education, or improve performance.	Likelihood: minimum level of provision = certain, Scale: borough wide Timescale: medium Duration: permanent Frequency: frequent Significance: significant when used with other policies	
11) To develop a diverse and competitive knowledge-based	• Will it promote employment opportunities for the whole community?	+ The infrastructure policy above is designed to ensure that the borough has sufficient capacity to	Likelihood: likely Scale: borough wide Timescale: Medium term Duration: generally	

economy	• Will it promote a dynamic, diverse and knowledge-based economy? • 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?	support existing and future infrastructure needs. Business growth may occur as a by-product of further investment in infrastructure, and investment in transport, broadband etc. will be supportive of this objective.	permanent Frequency: frequent Significance: likely to be insignificant towards the objective	
12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	+ The infrastructure policy above is designed to ensure that the borough has sufficient capacity to support existing and future infrastructure needs, which will support economic growth and employment (transport infrastructure etc.).	Likelihood: likely Scale: borough wide Timescale: Medium term Duration: generally permanent Frequency: frequent Significance: likely to be insignificant towards the objective	
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development?	+ The infrastructure policy above is designed to ensure that the borough has sufficient capacity to support existing and future infrastructure needs, which will support economic growth and employment (transport infrastructure etc.).	Likelihood: likely Scale: borough wide Timescale: Medium term Duration: generally permanent Frequency: frequent Significance: likely to be insignificant towards the objective	
14) To enhance the	• Will it retain or improve retail	+	Likelihood: likely	

attractiveness of the Borough to visitors	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	It is considered that improvements to the infrastructure, services and facilities that may result from this policy will have a positive impact upon the attractiveness of the borough to visitors.	Scale: borough wide Timescale: Medium term Duration: generally permanent Frequency: frequent Significance: likely to be insignificant towards the objective	
15) To protect and enhance distinctive and high quality features of the local built environment	• 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 importance? • 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?	0 Infrastructure provision may involve some effect upon the built environment. Whilst the policy attempts to ensure that sufficient infrastructure will be provided for future development, where, when and how this provision will take shape is unknown.		
16) To improve the efficiency of resource use, including re-using previously developed land,	• Will it use water more efficiently? • Will it reduce water	+ Water infrastructure is an area considered by this policy and as a result it is anticipated that improvements to water	Likelihood: certain Scale: borough wide Timescale: Medium term Duration: permanent Frequency: frequent	

existing buildings and materials, and encouraging the maximum use of sustainable design and construction technologies	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? • 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?	infrastructure may result in more efficient use of water resources. Improved transport infrastructure may also encourage better use of sustainable transport options, helping to reduce the borough's carbon footprint. The IDP also includes renewable and non-renewable energy, waste disposal and recycling.	Significance: significant when used with other policies	
(17) To create and sustain vibrant settlements and communities	• Will it direct new development towards those settlements best able to accommodate it?	+ It is considered likely that improvements to infrastructure in the borough, including services	Likelihood: High Scale: Local Timescale: Long Term Duration: Permanent	

	• 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 settlements?	and facilities will help to promote the viability and vitality of towns and villages within the Basingstoke and Deane. The policy states that development will only be permitted where it can be demonstrated that sufficient infrastructure capacity can be provided and it is considered that such a policy would help to ensure that local needs are met wherever possible.	Frequency: frequent Significance: significant when used with other policies	
18) To promote and improve access to open space and countryside	• 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	+ Green infrastructure is one of many elements of infrastructure provision this policy addresses and it is considered likely that this policy will help to improve access to open space; however this policy is unlikely to improve access to the	Likelihood: High Scale: Local Timescale: Long Term Duration: Permanent Frequency: frequent Significance: significant when used with other policies	

	recreational needs of all in the community? • Will it encourage participation in leisure and cultural events?	countryside.		
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	? It is uncertain whether improvements to infrastructure in the borough are considered likely to reduce opportunities for crime, fear or crime or antisocial behaviour	Likelihood: Uncertain Scale: Local Timescale: short-long term Duration: unknown Frequency: uncertain Significance: unknown	
20) To improve health and well-being through the development of healthy communities	• 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?	+ Green infrastructure is one of many elements of infrastructure provision this policy addresses. By securing green infrastructure in the future, it is considered that this policy will contribute to the health and well-being of communities as well as addressing social infrastructure and sports centres.	Likelihood: High Scale: Local/borough wide Timescale: Long Term Duration: Permanent Frequency: frequent Significance: significant when used with other policies	
Conclusion The policy generally has a positive impact on most of the objectives, with infrastructure provision being a critical element in the delivery of the Local Plan. The policy does consider green infrastructure and some environmental objectives, such as flood risk, however it does not consider biodiversity, and for the reason has recorded a negative result. Some impacts were considered to be uncertain, as much would depend upon the nature and location of the development and these would be addressed by other specific Local Plan policies. This policy includes a wide range of areas from transport and flood defences, to affordable housing and education and as a result is highly likely to have an influence across the borough. The policy itself considers what infrastructure provision is needed, with the secondary effects being the actually physical provision of that infrastructure across the borough, with potential negative implications for some of the environmental objectives – each scheme will be addressed against the relevant specific Local Plan policy.				

Policy CN7 – Essential Facilities and Services

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

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

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

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

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Impact (positive/ negative/ neutral) and discussion (if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.	Commentary on assessment: likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare). Elaborate here if necessary e.g. certainty of something happening may depend on another policy/detailed design etc.	Possible changes to plan/mitigation (e.g. need to change option, other policies needed to ensure mitigation etc.)
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable	- Will it increase housing supply? - Will it increase the range of housing to meet all needs?	+ It is considered that the policy will have a positive effect in terms of seeking to ensure that essential services are retained, and can be	Likelihood: uncertain Scale: Local Timescale: Short to medium term Duration: uncertain	

home.	• 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 housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough?	delivered as an exception provided they will meet an identified local need. The policy will also help to contribute towards the delivery of sustainable homes/communities. The policy will also help to facilitate the meeting of the needs of the ageing population by supporting the provision and retention of nursing and residential care homes.	Frequency: uncertain Significance: not likely to be significant	
2) To reduce deprivation and inequalities in quality	• Will it encourage social cohesion?	+ It is considered that the provision and retention of essential services	Likelihood: uncertain Scale: Local Timescale: short-medium	

of life between residents and neighbourhoods	• 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?	will contribute towards social cohesion. The policy will also contribute to the provision and retention education facilities and facilities such as town halls, which provide opportunities to provide education and skills courses.	term Duration: uncertain Frequency: uncertain Significance: not significant	
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• 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?	0 The policy has a negligible effect, although it is considered that there may be secondary impacts on climate change as a result of new build facilities / services.		
(4) To protect, and enhance local biodiversity, flora and fauna	• Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? • Will it ensure the protection of protected species?	0 The policy has a negligible effect, although it is considered that there may be secondary impacts on climate change as a result of new build facilities / services.		

	• Will it contribute towards protecting and enhancing national and county Biodiversity Action Plan (BAP) species and their habitats?			
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	• 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?	0 The policy has a negligible effect, although it is considered that there may be secondary impacts on climate change as a result of new build facilities / services.		
6) To maintain and improve the quality of water resources in the Borough	• Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	0		
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	• Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • Will it increase the use of Sustainable Urban Drainage	0 The policy has a negligible effect, although it is considered that there may be secondary impacts on climate change as a result of new build facilities / services.		

	systems within developments? • Will there be adequate provision of supporting water and sewerage infrastructure to support development?			
8) To improve sustainable accessibility to all services and facilities	• 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? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?	+ It is considered The provision and protection of essential facilities and services will have an implicitly positive impact on the accessibility to services and facilities. The policy will have positive impact for rural areas/ settlements, where the importance of retaining such facilities and services is often most pronounced.	Likelihood: likely Scale: Local Timescale: short to medium term Duration: uncertain Frequency: uncertain Significance: not likely to be significant	
9) To improve choice and access to sustainable transport options	• 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?	+ It is considered that retaining essential local services and facilities will help to sustain the local community and thereby reduce the need to travel to more sustainable settlements.	Likelihood: uncertain Scale: local Timescale: short-medium term Duration: uncertain Frequency: uncertain Significance: uncertain but unlikely to be significant	
10) To improve educational attainment and increase	• Will it increase the levels of participation in education at all levels?	+ The policy will seek to protect and retain education services and facilities and seek to enable new	Likelihood: uncertain Scale: Local Timescale: short-medium term	

opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	• 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?	provision where there is an identified local need.	Duration: uncertain Frequency: uncertain Significance: not significant	
11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0 The policy has a negligible impact.		

12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	+ It is considered that the policy will have a positive impact in retaining key services and facilities which provide opportunities for employment in the community particularly in rural areas, which in some cases are some distance from settlements with a range of facilities and services.	Likelihood: likely Scale: Local Timescale: short-medium term Duration: uncertain Frequency: likely to be infrequent Significance: not significant	
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development?	+ It is considered that the policy will integrate with housing needs.	Likelihood: likely Scale: Local Timescale: short-medium term Duration: uncertain Frequency: likely to be infrequent Significance: not significant	
14) To enhance the attractiveness of the Borough to visitors	• 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?	0 It is considered that the policy has a negligible impact; however, it is considered that some facilities and services such as local shops and public houses will meet the needs of visitors.		
15) To protect and enhance distinctive and high quality features of the local built environment	• 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	0 It is considered that the policy will have a negligible impact.		

	environment? • Does it value and protect the locally distinctive settlement character? • Will it safeguard sites and monuments of archaeological importance? • 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?			
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	• 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	? The policy may permit some new provision adjacent to settlements where they will meet an identified local need which may result in the loss of greenfield land. Policy EM10, will ensure that any new buildings are of sustainable design and construction.	Likelihood: Uncertain Scale: Local Timescale: short-long term Duration: permanent Frequency: infrequent Significance: not significant	

	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? • 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?			
(17) To create and sustain vibrant settlements and communities	• 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	++ The policy will have significant positive effects in terms of seeking to ensure essential services are retained in settlements and seeking to sustain and enhance the vitality and viability of communities. Furthermore it may enable the provision of new services to meet an identified local need. The policy will have positive impact for rural areas/ settlements, where the importance of retaining such facilities and services is often most pronounced.	Likelihood: likely Scale: local Timescale: short-long term Duration: uncertain Frequency: uncertain Significance: significant	

	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 settlements?			
18) To promote and improve access to open space and countryside	• 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?	0		
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g. through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	+ It is considered that community facilities may reduce anti-social behaviour by providing for sport and recreation opportunities which will contribute towards reducing crime and improving community safety.	Likelihood: unknown Scale: Local Timescale: short-Long term Duration: permanent Frequency: infrequent Significance: not significant	
20) To improve health and well-being through the	• Will it improve access to health and social care?	+ The policy will resist the loss of essential local services and	Likelihood: High Scale: Local Timescale: Medium to long	

development of healthy communities	• 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?	facilities and seek to provide new facilities including nursing/care homes and other health facilities where there is an identified local need.	term Duration: permanent Frequency: infrequent Significance: not likely to be significant	
Conclusion 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

Development proposals will be permitted where they:

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

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

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

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

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

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

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Impact (positive/ negative/ neutral) and discussion (if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.	Commentary on assessment: likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare). Elaborate here if necessary e.g. certainty of something happening may depend on another policy/detailed design etc.	Possible changes to plan/mitigation (e.g. need to change option, other policies needed to ensure mitigation etc.)
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	• Will it increase housing supply? • Will it increase the range of housing to meet all needs? • 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?	+ It is considered that the policy will seek to ensure that appropriate infrastructure is in place by seeking to enhance the quality and capacity of existing facilities. The emphasis will be on retaining and enhancing existing provision and providing new facilities where necessary, the policy will also positively contribute to the creation of sustainable communities.	Likelihood: likely Scale: Local Timescale: Short to medium term Duration: permanent Frequency: uncertain Significance: not significant	

	• 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 housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough?			
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	• 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?	0/+ It is considered that the policy has a negligible impact, although it may have an indirect impact on crime by contributing towards community cohesion. Additionally, the creation of new community /leisure/cultural facilities where they are need may provide an opportunity to improve skills and bring employment to the borough.		

3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• 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?	0		
(4) To protect, and enhance local biodiversity, flora and fauna	• Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? • 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?	0		
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	• 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	0		

	and most versatile agricultural land?			
6) To maintain and improve the quality of water resources in the Borough	Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	0		
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	- Will it reduce the vulnerability to all types of flooding? - Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? - 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?	0 The policy has a negligible effect, although it is considered that there may be secondary impacts on climate change as a result of new build facilities.		
8) To improve sustainable accessibility to all services and facilities	- 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? - Will it reduce barriers to social inclusion? - Does it include provision for	++ The policy seeks to avoid the loss of community facilities, and seeks to provide access to improved facilities where appropriate. The council will seek to deliver new facilities where there is evidence of need that cannot be met by existing provision.	Likelihood: High Scale: Local Timescale: short-long term Duration: permanent Frequency: uncertain Significance: significant	

	extending remote access? Will it improve access to broadband?			
9) To improve choice and access to sustainable transport options	- 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?	+ Facilities will be provided in accordance with a hierarchy approach which will seek to provide the right mix of local/neighbourhood, district and borough-wide provision.	Likelihood: High Scale: Local / borough-wide Timescale: short-long term Duration: permanent Frequency: uncertain Significance: not significant	
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	- 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	+ It is recognised that some types of community facilities may provide opportunities for education and training.	Likelihood: uncertain Scale: borough wide Timescale: medium-long term Duration: permanent Frequency: infrequent Significance: uncertain but unlikely to be significant	

	skills? • Will it reduce long-term unemployment?			
11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0 The policy has a negligible impact.		
12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0		
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth	0		

	accord with the principles of sustainable development?			
14) To enhance the attractiveness of the Borough to visitors	• 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	+ The policy is considered to have a positive effect in terms of improving the image of the borough by providing a range of facilities which attract visitors.		
15) To protect and enhance distinctive and high quality features of the local built environment	• 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 importance? • 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?	0 It is considered that there may be some positive indirect impacts on the borough's historic and cultural heritage by seeking to retain facilities.		
16) To improve the	• Will it use water more	0		

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	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? • 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?			
(17) To create and sustain vibrant	• Will it direct new development	+ Provision will be	Likelihood: likely Scale: local	

settlements and communities	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 settlements?	managed/delivered in accordance with evidence of a local need to ensure that new provision is provided in the most appropriate locations. The policy will have a positive impact through the protection and provision of cultural facilities will promote the viability and vitality of the borough's town, district, local and village centres. The protection of sports and recreation facilities, including playing fields, will also help avoid the loss of open space.	Timescale: medium-long term Duration: permanent Frequency: uncertain Significance: not significant	
18) To promote and improve access to open space and countryside	• 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	++ The policy is considered to have significant positive effects in terms of encouraging increased and sustainable participation in leisure and cultural events and by contributing to meet the leisure and	Likelihood: High Scale: Local / borough-wide Timescale: Long term Duration: permanent Frequency: uncertain Significance: significant	

	meeting the sport and recreational needs of all in the community? • Will it encourage participation in leisure and cultural events?	recreational needs of the population.		
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g. through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	+ May reduce anti-social behaviour by providing leisure opportunities.	Likelihood: uncertain Scale: local Timescale: medium-long term Duration: uncertain Frequency: uncertain Significance: not significant	
20) To improve health and well-being through the development of healthy communities	• 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?	+ The policy is considered to contribute positively towards healthy lifestyles by promoting increased and sustainable participation in leisure activity which includes sports and recreation provision.	Likelihood: High Scale: Local / borough-wide Timescale: short-long term Duration: permanent Frequency: uncertain Significance: not significant	
Conclusion 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

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

Development proposals will be permitted that:

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

Development proposals that generate significant amounts of movement must be supported by a Transport Statement or Transport Assessment and will normally be required to provide a Travel Plan¹⁵.

Development should be of high quality, sustainable in design, construction and layout, offering maximum flexibility in the choice of travel modes, including walking and cycling, and with accessibility for all potential users¹⁶. Development will be permitted where it:

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

SA Objective	SA Appraisal Criteria <i>(to take into account/guide appraisal)</i>	Impact (positive/ negative/ neutral) and discussion <i>(if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.</i>	Commentary on assessment: <i>likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare). Elaborate here if necessary e.g. certainty of something happening may depend on another policy/detailed design etc.</i>	Possible changes to plan/mitigation <i>(e.g. need to change option, other policies needed to ensure mitigation etc.)</i>
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	• Will it increase housing supply? • Will it increase the range of housing to meet all needs? • 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?	0		

	• 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 housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough?			
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	• 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?	0		
3) To reduce and minimise emissions of greenhouse gases	• Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national	+ The policy supports sustainable modes of travel	Likelihood: likely Scale: local Timescale: short-medium	

and manage the impact of climate change	and regional emissions targets? • Does it incorporate and/or promote the use of renewable energy technologies? • Will it mitigate the effects of climate change?	that minimise greenhouse gas emissions.	term Duration: permanent for walking/cycling, less so for bus services Frequency: frequent Significance: not significant	
(4) To protect, and enhance local biodiversity, flora and fauna	• Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? • 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?	0		
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	• 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?	0		
6) To maintain and improve the quality of water resources in the Borough	• Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	0		
7) To reduce the risk	• Will it reduce the vulnerability to all	0		

of flooding and the resulting detriment to the local community, environment and economy	types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • 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?			
8) To improve sustainable accessibility to all services and facilities	• 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? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?	0 This policy seeks to ensure new development is accessible by a range of transport modes, including public transport, walking and cycling.		Consider other policies that support/encourage improvements in accessibility for existing residents, businesses

9) To improve choice and access to sustainable transport options	• 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?	++	Likelihood: likely for new development, not for existing residents/visitors Scale: borough wide Timescale: short-long term Duration: uncertain – bus services not guaranteed Frequency: frequent Significance: not significant	
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	• 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?	0 This policy is expected to have a negligible impact on educational attainment and opportunities.		
11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse	0 This policy is expected to have a negligible impact on developing a knowledge-based economy.		

	and knowledge-based economy? • 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?			
12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0		
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development?	+ In principle the policy is broadly supportive of sustainable economic growth by maintaining/improving access to employment from new housing.	Likelihood: uncertain Scale: local (new developments only) Timescale: short-long term Duration: uncertain (bus services not guaranteed) Frequency: fairly insignificant	
14) To enhance the attractiveness of the Borough to visitors	• Will it retain or improve retail facilities in the Borough? • Will it improve the image of the Borough to attract inward	0 This policy would have a largely negligible impact on the attractiveness of the Borough		

	investment and tourism? • Will it meet the needs of visitors to the Borough			
15) To protect and enhance distinctive and high quality features of the local built environment	• 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 importance? • 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?	0 This policy is expected to have a negligible impact on 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	• 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?	0		

and construction technologies	• 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? • 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?			
(17) To create and sustain vibrant settlements and communities	• 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	+ This policy is likely to promote thriving communities by ensuring residents of new communities are accessible to key services by a range of transport modes.	Likelihood: likely Scale: local Timescale: short-long term Duration: uncertain Frequency: frequent Significance: not significant	

	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 settlements?			
18) To promote and improve access to open space and countryside	• 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?	0 This policy is likely to have a negligible impact on this objective.		
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	0 This policy is likely to have a negligible impact on community safety.		
20) To improve health and well-being through the development of healthy communities	• 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	+ This policy promotes sustainable and safe transport by promoting sustainable forms of travel, including walking and cycling.	Likelihood: likely Scale: local Timescale: short-long term Duration: permanent Frequency: frequent Significance: not significant	

	'liveable' neighbourhoods • Will it improve air quality? • Will it decrease noise pollution near residential areas?			
Conclusion 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

Development will be permitted only where it can be demonstrated, through an appropriate assessment, that the proposals are sympathetic to the character and visual quality of the area concerned.

Development proposals must respect, enhance and not be detrimental to the landscape likely to be affected, paying particular regard to:

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

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

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

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

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Impact (positive/ negative/ neutral) and discussion (if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.	Commentary on assessment: likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare). Elaborate here if necessary e.g. certainty of something happening may depend on another policy/detailed design etc.	Possible changes to plan/mitigation (e.g. need to change option, other policies needed to ensure mitigation etc.)
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	• Will it increase housing supply? • Will it increase the range of housing to meet all needs? • 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?	0 It is considered that the policy will have a negligible impact although the policy may seek to ensure that development proposals are sympathetic to the landscape character and quality of the area concerned which may impact on where housing can be delivered.		

	• 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 housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough?			
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	• 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?	0 It is considered that the policy has a negligible impact.		

3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• 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?	0		
(4) To protect, and enhance local biodiversity, flora and fauna	• Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? • 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?	+ It is considered that the policy will contribute towards protecting and enhancing habitats and species of nature conservation by ensuring that development respect important landscape features such as trees, water features and other landscape elements (such as intrinsically dark landscapes) and opportunities for green infrastructure are explored where appropriate.	Likelihood: likely Scale: Local/borough-wide Timescale: Medium to long term Duration: Permanent Frequency: frequent Significance: not significant	
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	• 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?	++ The policy seeks to ensure that development proposals have regard to the setting of the North Wessex AONB and ensures that particular qualities of the landscape are protected and improved where possible.	Likelihood: likely Scale: Local Timescale: Medium to long term Duration: Permanent Frequency: frequent Significance: significant	Consider whether it would be appropriate to include reference to soils, geology etc.

	• Will it retain the Borough's best and most versatile agricultural land?			
6) To maintain and improve the quality of water resources in the Borough	• Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	0 It is considered that the policy has a negligible impact although there may be secondary positive effects in seeking to protect water resources which contribute towards the quality of the landscape.		
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	• Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • 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?	0		
8) To improve sustainable accessibility to all services and facilities	• 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? • Will it reduce barriers to social	0		

	inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?			
9) To improve choice and access to sustainable transport options	• 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?	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.	• 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	0		

	within the Borough? • Will it help to develop lifelong skills? • Will it reduce long-term unemployment?			
11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0		
12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0		
13) To maintain and	• Will it integrate with the housing	0		

enhance sustainable economic growth	needs of the Borough? Does any economic growth accord with the principles of sustainable development?			
14) To enhance the attractiveness of the Borough to visitors	- 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	++ It is considered that protecting the landscape character of the borough will help to improve image and attract visitors to the borough.	Likelihood: High Scale: Borough-wide Timescale: Long term Duration: Permanent Frequency: frequent Significance: not significant	
15) To protect and enhance distinctive and high quality features of the local built environment	- 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 importance? - 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	++ It is considered that the policy will have significant positive effects in terms of seeking to ensure that the setting of settlements are respected and important views are protected. Furthermore, the policy recognises the contribution that the landscape makes to the local character of buildings and settlements and historic landscapes, parks and gardens and other features and elements.	Likelihood: High Scale: Local Timescale: Medium to long term Duration: Permanent Frequency: frequent Significance: significant	

	historic and cultural heritage?			
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	• 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? • Will it reduce the amount of waste? • Will it increase recycling rates? • Will it minimise use of construction materials e.g. aggregates?	0 It is considered that the policy has a negligible impact, although by ensuring areas of landscape importance are protected, may indirectly promote a more efficient use of land, by directing development to the use of brownfield sites.		

	• Will it minimise land use?			
(17) To create and sustain vibrant settlements and communities	• 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 settlements?	+ It is considered that the policy will seek to avoid harm to the locally distinctive settlement form by seeking to respect and improve landscape character which contributes to the setting of the settlement and respecting local character of buildings and settlements. There are potentially some indirect impacts in terms of new development being prohibited by landscape character.	Likelihood: High Scale: Local Timescale: Long term Duration: Permanent Frequency: frequent Significance: not significant	
(18) To promote and improve access to open space and countryside	• Will it maintain or improve public access to open space and the countryside? • Will it improve the quality of the	0 It is considered that the policy has a negligible impact, although seeking to protect rights of way		

	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?	which contribute to the quiet enjoyment of the countryside may indirectly maintain public access to the countryside and quality of countryside.		
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	0		
20) To improve health and well-being through the development of healthy communities	• 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?	0 It is considered that the policy is negligible although it is considered that there may be some indirect impacts in terms of improving access to the countryside and thereby promoting healthy lifestyles and improves wellbeing.		
Conclusion 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.

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

Policy EM2 – Strategic Gaps

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

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

Development in gaps will only be permitted where:

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

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Impact (positive/ negative/ neutral) and discussion (if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.	Commentary on assessment: likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare)	Possible changes to plan/mitigation (e.g. need to change option, other policies needed to ensure mitigation etc.)
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	• Will it increase housing supply? • Will it increase the range of housing to meet all needs? • Will it increase the affordability of housing?	0 This policy aims to prevent coalescence of built up areas and to maintain the separate identify of settlements. This policy is unlikely to impact residents' ability to live in a sustainable, decent and		

	• 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 housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough?	affordable home.		
2) To reduce deprivation and inequalities in quality of life between residents and	• Will it encourage social cohesion? • Will it reduce overcrowding?	0 This policy is unlikely to reduce overcrowding or reduce deprivation as it aims to prevent coalescence of built up areas and to maintain		

neighbourhoods	• 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?	the separate identify of settlements.		
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• 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?	0 This policy aims to prevent coalescence of built up areas and to maintain the separate identify of settlements and does not address climate change, greenhouse gas emissions.		
(4) To protect, and enhance local biodiversity, flora and fauna	• Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? • Will it ensure the protection of protected species? • Will it contribute towards protecting and enhancing	? This policy seeks to prevent coalescence of built up areas and to maintain the separate identify of settlements. This in turn may protect some sites and habitats, both of designated and undesignated conservation value.	Likelihood: Uncertain Scale: Local Timescale: Short/ Medium/Long Term Duration: Permanent Frequency: uncertain	

	national and county Biodiversity Action Plan (BAP) species and their habitats?			
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	• 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?	+ This policy seeks to prevent coalescence of built up areas and to maintain the separate identify of settlements. The policy may in turn contribute towards protecting areas of landscape value and landscape character.	Likelihood: Uncertain Scale: Local Timescale: Medium/Long Term Duration: Permanent	
6) To maintain and improve the quality of water resources in the Borough	• Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	0 This policy does not address the quality of water resources.		
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	• Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • Will it increase the use of Sustainable Urban Drainage systems within developments? • Will there be adequate	0 This policy does not address flood risk, this objective is considered in a separate local plan policy on this subject.		

	provision of supporting water and sewerage infrastructure to support development?			
8) To improve sustainable accessibility to all services and facilities	• 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? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?	0 This policy seeks to prevent coalescence of built up areas and to maintain the separate identify of settlements and will have a negligible impact on accessibility to services.		
9) To improve choice and access to sustainable transport options	• 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?	0 This policy seeks to prevent coalescence of built up areas and to maintain the separate identify of settlements and will not impact on sustainable transport options.		
10) To improve educational attainment and increase opportunities for new skills and learning to	• Will it increase the levels of participation in education at all levels? • Will it increase the levels of attainment in education at all	0 This policy seeks to prevent coalescence of built up areas and to maintain the separate identify of settlements and will not impact on educational attainment.		

support the economic competitiveness of the Borough, and personal development.	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?			
11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0 This policy seeks to prevent coalescence of built up areas and to maintain the separate identity of settlements and will not impact on the knowledge-based economy.		
12) To maintain high and stable levels of	• Will it promote employment opportunities for the whole	0 This policy seeks to prevent		

employment	community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	coalescence of built up areas and to maintain the separate identify of settlements and will not have a direct impact on employment issues.		
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development?	0 This policy seeks to prevent coalescence of built up areas and to maintain the separate identify of settlements and will not have a direct impact on sustainable economic growth.		
14) To enhance the attractiveness of the Borough to visitors	• 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	+ Maintaining strategic gaps between settlements will maintain the attractiveness of the Borough which in turn could lead to increased inward investment and tourism.	Likelihood: Certain Scale: Local Timescale: Medium/Long Term Duration: Permanent Frequency: uncertain	
15) To protect and enhance distinctive and high quality features of the local built environment	• 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?	+ Maintaining strategic gaps between settlements will protect the locally distinctive character of some of the borough's settlements by preventing coalescence.	Likelihood: Certain Scale: Local Timescale: Medium/Long Term Duration: Permanent Frequency: uncertain	

	• Does it value and protect the locally distinctive settlement character? • Will it safeguard sites and monuments of archaeological importance? • 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?			
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	• 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	0 This policy seeks to prevent coalescence of built up areas and to maintain the separate identity of settlements. The policy will not have a direct impact on efficiency or resource use.		

	land contamination or land affected by contamination? • Will it reduce the Borough's carbon footprint? • Will it provide energy from renewable sources? • 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?			
(17) To create and sustain vibrant settlements and communities	• 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	? This policy will avoid the disruption of locally distinctive settlement form and help to maintain a sense of place and the distinctiveness of the some of the Borough's settlements.	Likelihood: certain Scale: Local Timescale: Medium/Long Term Duration: Permanent Frequency: uncertain	

	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 settlements?			
18) To promote and improve access to open space and countryside	• 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?	+ This policy will maintain public access to the countryside and open space.		
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	0 This policy seeks to prevent coalescence of built up areas and to maintain the separate identity of settlements. The policy is unlikely to impact upon community safety and crime.		
20) To improve health and well-being through the development of healthy communities	• Will it improve access to health and social care? • Will it promote healthy lifestyles?	0 This policy seeks to prevent coalescence of built up areas and to maintain the separate identity of settlements, but is considered		

	• 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?	unlikely to impact upon the health and wellbeing of communities.		
Conclusion Although the policy has a largely positive impact on the environmental SA objectives relating to the protection and enhancement of the local landscape and biodiversity, this is primarily in respect of protecting the strategic gaps from development. The policy has a mainly negligible impact on the economic SA objectives.				

Policy EM3 – Thames Basin Heaths Special Protection Area

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

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

SA Objective	SA Appraisal Criteria <i>(to take into account/guide appraisal)</i>	Impact (positive/ negative/ neutral) and discussion <i>(if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.</i>	Commentary on assessment: <i>likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare). Elaborate here if necessary e.g. certainty of something happening may depend on another policy/detailed design etc.</i>	Possible changes to plan/mitigation <i>(e.g. need to change option, other policies needed to ensure mitigation etc.)</i>
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	• Will it increase housing supply? • Will it increase the range of housing to meet all needs? • Will it increase the affordability of housing? • Will it help to reduce the no. of homeless? • Will it reduce the no. of empty	0 The policy has a negligible impact, although it is considered that it may have some indirect impacts in terms of contributing towards the creation of sustainable communities and affecting the delivery of housing within the vicinity of the SPA.		

	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 housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough?			
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	• 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	0		

	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?			
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• 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?	0		
4) To protect, and enhance local biodiversity, flora and fauna	• Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? • 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?	++ It is considered that the policy will have significant positive effects in terms of protecting important habitats and species according to their conservation status. Overall, it is considered that the policy will have a significantly positive effect in terms of contributing towards biodiversity protection.	Likelihood: High Scale: Local / national Timescale: Medium to long term Duration: permanent Frequency: frequent Significance: significant	
5) To protect and	• Will it protect areas of highest	0	not significant	

enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	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?			
6) To maintain and improve the quality of water resources in the Borough	• Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	0 It is considered that the policy has a negligible impact although there are secondary effects in terms of protecting important species and habitats which may help to contribute towards improving the borough's water courses.		
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	• Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • Will it increase the use of Sustainable Urban Drainage systems within developments? • Will there be adequate provision of supporting water and sewerage infrastructure to	0		

	support development?			
8) To improve sustainable accessibility to all services and facilities	• 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? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?	0		
9) To improve choice and access to sustainable transport options	• 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?	0		
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of	• 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	0		

the Borough, and personal development.	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?			
11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0		
12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic,	0		

	diverse and knowledge-based economy? • 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?			
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development?	0		
14) To enhance the attractiveness of the Borough to visitors	• 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	+ It is considered that the policy will contribute positively in terms of improving the image of the borough, which may attract visitors to the borough.	Likelihood: likely Scale: borough-wide Timescale: short-long term Duration: permanent Frequency: frequent Significance: not significant	
15) To protect and enhance distinctive and high quality features of the local built environment	• 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?	0		

	• Will it safeguard sites and monuments of archaeological importance? • 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?			
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	• 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	0 It is considered that the policy will have a negligible impact.		

	carbon footprint? • Will it provide energy from renewable sources? • 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?			
(17) To create and sustain vibrant settlements and communities	• 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	+ The policy seeks to provide mitigation through Suitable Alternative Natural Green Space (SANGS), thereby contributing to the provision of open space.	Likelihood: High Scale: Local Timescale: short-long term Duration: permanent Frequency: frequent Significance: not significant	

	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 settlements?			
18) To promote and improve access to open space and countryside	• 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?	+ The policy seeks to provide mitigation through Suitable Alternative Natural Green Space (SANGS), thereby contributing to the provision of open space.	Likelihood: High Scale: Local Timescale: medium-long term Duration: permanent Frequency: frequent Significance: not significant	
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	0		
20) To improve health and well-being through the development of healthy communities	• 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?	+ It is considered that the policy will help to create 'liveable' neighbourhoods and contribute towards healthy lifestyles e.g. improve access to green space.	Likelihood: High Scale: Local Timescale: medium-long term Duration: permanent Frequency: infrequent Significance: not significant	

	• Will it help to develop healthy and 'liveable' neighbourhoods • Will it improve air quality? • Will it decrease noise pollution near residential areas?			
Conclusion 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, Geodiversity and Nature Conservation

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

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

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

2. Development proposals will only be permitted if significant harm to biodiversity resulting from a development can be avoided or adequately mitigated. Where development proposals do not comply with this they will only be permitted if it has been clearly demonstrated that there is an overriding public need for the proposal which outweighs the need to safeguard biodiversity and there is no satisfactory alternative with less or no harmful impacts. In such cases, as a last resort, compensatory measures will be secured to ensure no net loss of biodiversity.

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

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

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

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Impact (positive/ negative/ neutral) and discussion (if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.	Commentary on assessment: likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare). Elaborate here if necessary e.g. certainty of something happening may depend on another policy/detailed design etc.	Possible changes to plan/mitigation (e.g. need to change option, other policies needed to ensure mitigation etc.)
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	• Will it increase housing supply? • Will it increase the range of housing to meet all needs? • 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	0 The policy has a negligible impact, although it is considered that it may have some indirect impacts in terms of contributing towards the creation of sustainable communities and affecting the delivery of housing where there are protected species / habitats.		

	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 housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough?			
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	• 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	0		

	Borough?			
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	- 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?	+ The policy will contribute positively towards mitigating the effects of climate change by providing important corridors for habitats and species migration.	Likelihood: High Scale: Borough-wide/cross boundary Timescale: Long term Duration: permanent Frequency: frequent Significance: not significant	
(4) To protect, and enhance local biodiversity, flora and fauna	- Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? - 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?	++ It is considered that the policy will have significant positive effects in terms of protecting important habitats and species according to their conservation status. Although proposals could harm biodiversity interests this will only be permitted in exceptional circumstances where the harm can be mitigated or as a last resort compensated. Overall, it is considered that the policy will have a significantly positive effect in terms of contributing towards the council's natural environment strategy Living Landscapes, the council's Green Infrastructure Strategy, UK Biodiversity Action Plans and the South East Biodiversity Strategy.	Likelihood: High Scale: Local / national Timescale: Medium to long term Duration: permanent Frequency: frequent Significance: significant	
(5) To protect and enhance the distinctiveness and quality of the local	- Will it protect areas of highest landscape value? - Will it protect and enhance the	+ It is considered that the policy would contribute towards avoiding damage to areas of geological	Likelihood: High Scale: Local Timescale: Medium to long term	

landscape, soils, geological and geomorphologic interests	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?	interest, and protect the quality of the borough's soils, particularly those which provide rich and varied habitats.	Duration: permanent Frequency: frequent Significance: not significant	
6) To maintain and improve the quality of water resources in the Borough	• Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	0 It is considered that the policy has a negligible impact although there are secondary effects in terms of protecting important species and habitats which will help to contribute towards improving the borough's water courses.		
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	• Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • 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?	0		
8) To improve sustainable	• Will it improve access to community facilities and	0		

accessibility to all services and facilities	services, particularly within rural areas? • Will it improve the self-containment of Basingstoke Town? • Will it reduce congestion? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?			
9) To improve choice and access to sustainable transport options	• 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?	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.	• 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	0		

	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?			
11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0		
12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • Will it encourage business	0		

	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?			
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development?	0		
14) To enhance the attractiveness of the Borough to visitors	• 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	+ It is considered that the policy will contribute positively in terms of improving the image of the borough, which may attract visitors to the borough.	Likelihood: likely Scale: borough-wide Timescale: short-long term Duration: permanent Frequency: frequent Significance: not significant	
15) To protect and enhance distinctive and high quality features of the local built environment	• 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 importance?	0 It is considered that the policy will have a negligible impact in terms of seeking to protect historic and cultural areas which have biodiversity value.		

	• 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?			
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	• 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	0 It is considered that the policy will have a negligible impact.		

	renewable sources? • 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?			
(17) To create and sustain vibrant settlements and communities	• 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	+ It is considered that the policy will seek to avoid the loss of open space where it contributes to the delivery of the Green Infrastructure Strategy, which will be supported by the Green Infrastructure policy.	Likelihood: High Scale: Local Timescale: short-long term Duration: permanent Frequency: frequent Significance: not significant	It is considered that the green infrastructure policy will seek to protect open space of biodiversity value and provide habitats and important corridors for protected species.

	planning system? • Will it help create a sense of place and add to the distinctiveness of the Borough's settlements?			
18) To promote and improve access to open space and countryside	• 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?	+ It is considered that the protection and enhancement of biodiversity will contribute towards improving the quality of the borough's open spaces/ green infrastructure.	Likelihood: High Scale: Local Timescale: medium-long term Duration: permanent Frequency: frequent Significance: not significant	
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	0		
20) To improve health and well-being through the development of healthy communities	• 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	+ It is considered that the policy will help to create 'liveable' neighbourhoods and contribute towards healthy lifestyles e.g. improve access to Local Nature Reserves.	Likelihood: High Scale: Local Timescale: medium-long term Duration: permanent Frequency: infrequent Significance: not significant	

	• Will it improve air quality? • Will it decrease noise pollution near residential areas?			
Conclusion 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

Development proposals will only be permitted where they do not:

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

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

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

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

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

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

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

SA Objective	SA Appraisal Criteria <i>(to take into account/guide appraisal)</i>	Impact (positive/ negative/ neutral) and discussion <i>(if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%)</i> <i>If impact negligible no need to fill in last 2 columns.</i>	Commentary on assessment: <i>likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare)</i>	Possible changes to plan/mitigation <i>(e.g. need to change option, other policies needed to ensure mitigation etc.)</i>
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	• Will it increase housing supply? • Will it increase the range of housing to meet all needs? • 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	0 It is considered that the policy has a negligible impact	Likelihood: likely Scale: Local Timescale: Short to medium Duration: Permanent Frequency: fairly frequent Significance: not significant	Appropriate quality, quantity and accessibility standards will need to be set out in the developer contributions SPD.

	groups with specific housing needs? • Will it meet the housing needs of the ageing population? • Will it meet the housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough?			
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	• 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?	? Improvements to the green infrastructure network should positively contribute towards the improvement of social cohesion. The policy will permit the loss of green infrastructure in exceptional circumstances so the effects are therefore uncertain.	Likelihood: Uncertain Scale: Local Timescale: short-long term Duration: permanent Frequency: infrequent Significance: not significant	
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate	• Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional emissions	+ Green infrastructure perform a role in terms of carbon capture and flood water storage which will help to mitigate the effects of climate	Likelihood: likely Scale: Local/global Timescale: Medium to long-term Duration: Permanent	

change	targets? • Does it incorporate and/or promote the use of renewable energy technologies? • Will it mitigate the effects of climate change?	change in the medium to longer term.	Frequency: uncertain Significance: not significant	
(4) To protect, and enhance local biodiversity, flora and fauna	• Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? • 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?	++ This policy is likely to bring significant positive effects by seeking to ensure that important habitat corridors and areas of local biodiversity value are protected. In the longer term, this will help to provide important links between habitats and contribute towards the enhancement of Biodiversity Action Plan species and habitats in the longer term. Policy will help to achieve the aims of council's adopted Green Infrastructure Strategy.	Likelihood: High Scale: Local Timescale: Medium to long-term Duration: permanent Frequency: frequent Significance: significant	
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	• 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?	+ This policy is likely to positively contribute towards protecting the borough's landscape character in the longer term. However, other policies in the Local Plan and the site selection process will need to take these criteria into account.	Likelihood: High Scale: Local Timescale: Long-term Duration: permanent Frequency: frequent Significance: not significant	The Landscape policy will need to specifically protect areas of landscape value.

	Will it retain the Borough's best and most versatile agricultural land?			
6) To maintain and improve the quality of water resources in the Borough	Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	0 The provision of green infrastructure will have a negligible impact on the quality of water resources, although it may have indirect impacts in terms of reducing the rate of run-off.		
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	- Will it reduce the vulnerability to all types of flooding? - Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? - 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?	0 The provision of green infrastructure will have a negligible impact on the quality of water resources, although it may have indirect impacts in terms of providing a source of natural drainage.		
8) To improve sustainable accessibility to all services and facilities	- 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?	0/+ The policy is likely to have positive effects in the medium to longer term by seeking to ensure that the network of green infrastructure is protected and enhanced, improving opportunities to walk and cycle to facilities and services.	Likelihood: uncertain Scale: Local Timescale: Medium to long term Duration: permanent Frequency: infrequent Significance: insignificant	

	• Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?			
9) To improve choice and access to sustainable transport options	• 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?	0/+ This policy is likely to have positive effects in the medium to longer term, by seeking to improve links in the green infrastructure network, cycle and pedestrian routes will be improved, reducing the number of private car journeys.	Likelihood: uncertain Scale: Local Timescale: Medium to long term Duration: permanent Frequency: infrequent Significance: insignificant	
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	• 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)?	0		

	• 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?			
11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0		
12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • Will it encourage business start-up and business growth? • Will it maintain or provide a sufficient supply of employment	0		

	land to meet the needs of existing businesses and attract inward investment?			
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development?	0		
14) To enhance the attractiveness of the Borough to visitors	• 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	+ It is recognised that high quality green infrastructure make a positive contribution to the image of the borough. It is therefore considered that the policy will have a positive effect in the longer term.	Likelihood: likely Scale: Cross- boundary Timescale: Medium to Long term Duration: permanent Frequency: uncertain Significance: not significant	
15) To protect and enhance distinctive and high quality features of the local built environment	• 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 importance? • Will it preserve and enhance buildings of historic or architectural interest? • Will it avoid damage or	+ contribute to the conservation and enhancement of local distinctiveness and the historic environment. .	Likelihood: likely Scale: Local Timescale: Long-term Duration: Permanent Frequency: uncertain Significance: not significant	

	degradation to designated areas (Conservation Areas, Historic Parks and Gardens)? • Will it protect the Borough's historic and cultural heritage?			
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	• 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? • Will it reduce the amount of waste? • Will it increase recycling rates?	0		

	• Will it minimise use of construction materials e.g. aggregates? • Will it minimise land use?			
(17) To create and sustain vibrant settlements and communities	• 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 settlements?	+ The policy is considered to have a generally positive effect in terms of seeking to protect green infrastructure. The loss of green infrastructure will only be permitted in exceptional circumstances.	Likelihood: Uncertain Scale: Local Timescale: Medium Duration: permanent Frequency: uncertain Significance: not significant	
(18) To promote and	• Will it maintain or improve	++	Likelihood: likely	

improve access to open space and countryside	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?	Maintains and improves access to the countryside and makes a positive contribution to the wider green infrastructure network	Scale: Borough-wide Timescale: Long-term Duration: Permanent Frequency: frequent Significance: significant	
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	0 The effects are negligible, but improvements/ redevelopment of green infrastructure/ spaces may help to reduce opportunities for crime.		
20) To improve health and well-being through the development of healthy communities	• 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?	+ Improving and increasing access to the green infrastructure is considered to have positive effects on health and lifestyles in the longer term.	Likelihood: likely Scale: Local Timescale: Long-term Duration: permanent Frequency: uncertain Significance: not significant	

Conclusion

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

The council will work in partnership¹⁷ to protect, manage and improve the water quality of the borough's water environment particularly the quality of water bodies which are currently failing to meet the Water Framework Directive (WFD) requirements as set out in the associated River Basin Management Plan (RBMP) documents. In the interests of positively managing the water quality of the borough, new development should incorporate sustainable drainage systems¹⁸.

The status of the water environment is monitored as part of RBMPs and the Environment Agency's annual monitoring process, the results of which will be reported through the council's annual monitoring. Should the monitoring indicate that there is likely to be a deterioration in an individual element's band status of the borough's water body(ies)¹⁹; Policy SS4 will prevent further development within the relevant catchment and intervention mechanisms will be required to improve the quality of the relevant catchment prior to the release of any further allocated sites or granting of planning permissions.

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

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Impact (positive/ negative/ neutral) and discussion (if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.	Commentary on assessment: likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare)	Possible changes to plan/mitigation (e.g. need to change option, other policies needed to ensure mitigation etc.)
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	- Will it increase housing supply? - Will it increase the range of housing to meet all needs? - Will it increase the affordability of housing? - Will it help to reduce the no. of	?  This policy aims to ensure that the water quality of the River Loddon is not adversely affected by residential development within the borough; if water quality deteriorates from the baseline	Likelihood: Uncertain Scale: Borough wide Timescale: Long Term Duration: Temporary or Permanent if unable to restore water quality issues Frequency: uncertain	

	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 housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough?	development will not be permitted unless intervention measures can be implemented. Therefore the future of housing stock in the borough depends upon water quality levels of the River Loddon, poor quality levels may constrain development in certain parts of the borough unless developers can demonstrate that they can improve the quality and ecology of the River Loddon.		
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	• Will it encourage social cohesion? • Will it reduce overcrowding? • Will it reduce deprivation in the	0 This policy is unlikely to reduce overcrowding or reduce deprivation as poor quality levels may constrain development in the borough unless developers can		

	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?	demonstrate that they can improve the quality and ecology of the River Loddon.		
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• 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?	0 This policy considers water quality levels of the River Loddon and does not address climate change, greenhouse gas emissions.		
4) To protect, and enhance local biodiversity, flora and fauna	• Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? • Will it ensure the protection of protected species? • Will it contribute towards protecting and enhancing national and county Biodiversity	++ This policy seeks to ensure that development in the borough does not have a negative impact on water quality, and states that if water quality falls, development will not be permitted unless the developer can demonstrate that they will improve the ecology and water quality of the River	Likelihood: Uncertain Scale: Local/borough wide Timescale: Medium/Long Term Duration: Temporary or Permanent if unable to restore water quality issues Frequency: uncertain	

	Action Plan (BAP) species and their habitats?			
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	• 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?	+ This policy seeks to maintain the water quality of the River Loddon, an important landscape feature. Soil and river water quality are inextricably linked and any attempt to improve water quality will need to examine the role that soil quality plays in this process. However, it does not address the water quality of other rivers/water sources across the borough.	Likelihood: Uncertain Scale: Local/borough wide Timescale: Medium/Long Term Duration: Temporary or Permanent if unable to restore water quality issues Frequency: uncertain	Consider the need to address the water quality of other rivers/water sources across the borough.
6) To maintain and improve the quality of water resources in the Borough	• Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	+/? Whilst this policy aims to maintain water quality levels for the River Loddon, it does not address water quality issues for other rivers in the borough. If water quality falls, development is dependent upon developers finding ways to improve the ecology and water quality of the river, and implementation is by no means certain. A deterioration in quality will only become apparent after deterioration in water quality.	Likelihood: Uncertain Scale: Local/borough wide Timescale: Medium/Long Term Duration: Temporary or Permanent if unable to restore water quality issues Frequency: uncertain	Consider the need to address the water quality of other rivers/water sources across the borough. Consider how water quality can be considered prior to deterioration.
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and	• Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of	0 This policy does not address flood risk, this objective is considered in a separate local plan policy on this subject.		

economy	dwellings built in areas of medium and high flood-risk? • 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?			
8) To improve sustainable accessibility to all services and facilities	• 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? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?	0 This policy considers the need to maintain the water quality levels of the River Loddon and will have a negligible impact on accessibility to services.		
9) To improve choice and access to sustainable transport options	• Will it minimise the need to travel? • Will it provide alternative means of travel to the private car? • Will it reduce private vehicular use?	0 This policy considers the need to maintain the water quality levels of the River Loddon and will not impact on sustainable transport options.		

	• Will it encourage the use of public transport?			
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	• 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?	0 This policy considers the need to maintain the water quality levels of the River Loddon and will not impact on educational attainment.		
11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • Will it encourage business start-up and business growth?	0 This policy considers the need to maintain the water quality levels of the River Loddon and will have a negligible impact on the knowledge-based economy.		

	• Will it maintain or provide a sufficient supply of employment land to meet the needs of existing businesses and attract inward investment?			
12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0 This policy considers the need to maintain the water quality levels of the River Loddon and will not have a direct impact on employment issues. Indirectly, if house building in Basingstoke is prevented, this could impact on employment provision.		
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development?	0 This policy considers the need to maintain the water quality levels of the River Loddon and will not have a direct impact on sustainable economic growth. Indirectly, if house building in Basingstoke is prevented, this could impact on economic growth.		
14) To enhance the attractiveness of the Borough to visitors	• 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	+ Maintaining water levels of the River Loddon will maintain the attractiveness of the Loddon Valley.	Likelihood: Certain Scale: Local.borough wide Timescale: Medium/Long Term Duration: Temporary or Permanent if unable to restore water quality issues	

	to the Borough		Frequency: uncertain	
15) To protect and enhance distinctive and high quality features of the local built environment	• 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 importance? • 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?	0 This policy will have a positive impact upon the natural environment, but is considered unlikely to impact upon the 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	• 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?	0 This policy will have a positive impact upon the natural environment. Although it does not directly address the use of resources and sustainable design and construction, indirectly it may force developers to consider inclusion of sustainable water features in the design of new development.		

technologies	• 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? • 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?			
(17) To create and sustain vibrant settlements and communities	• 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	? This policy may have an impact upon the vitality and viability of settlements as it may affect the number of houses delivered within the borough, although it is unclear from the policy the area where development would be prohibited if the water quality of the River Loddon were to fall.	Likelihood: uncertain Scale: Local/borough wide Timescale: Medium/Long Term Duration: Temporary or Permanent if unable to restore water quality issues Frequency: uncertain Significance: not significant	

	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 settlements?			
18) To promote and improve access to open space and countryside	• 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?	0 This policy will have a positive impact upon the natural environment, but is considered unlikely to promote access to open space and the countryside.		
19) To improve community safety by reducing crime, the	• Will it reduce opportunities for crime (e.g through design and	0 This policy will have a negligible impact upon the natural		

fear of crime, and antisocial behaviour	layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	environment, but is considered unlikely to impact upon community safety and crime.		
20) To improve health and well-being through the development of healthy communities	• 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?	0 This policy will have a negligible impact upon the natural environment, but is considered unlikely to impact upon the health and wellbeing of communities.		
Conclusion 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. 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

The sequential approach to development, as set out in national guidance, will be applied across the borough, taking into account all other sources of flooding as contained within the council's Strategic Flood Risk Assessment (SFRA). Development within areas of flood risk from any source of flooding²⁰, will only be acceptable if it is clearly demonstrated that it is appropriate at that location, and that there are no suitable available alternative sites at a lower flood risk. Development proposed in an area at risk of flooding will be required:

- a) To be supported by a Flood Risk Assessment²¹(FRA) (subject to the triggers set out below);
- b) To clearly demonstrate that the benefits of the development to the community, outweigh the risk of flooding when applying the sequential test and exception test (where required);
- c) When applying the sequential test, to clearly demonstrate that the impacts of climate change are taken into account as identified in the SFRA;
- d) To provide a safe access and egress route up to a 1 in 100 year event plus climate change; and
- e) To attenuate surface water run-off so that the run-off rate is no greater than the run-off prior to development taking place or, if the site is previously developed, development actively reduces run-off rates and volumes.

The triggers for a FRA are:

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

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Impact (positive/ negative/ neutral) and discussion (if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.	Commentary on assessment: likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare). Elaborate here if necessary e.g. certainty of something happening may depend on another policy/detailed	Possible changes to plan/mitigation (e.g. need to change option, other policies needed to ensure mitigation etc.)

			<i>design etc.</i>	
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	• Will it increase housing supply? • Will it increase the range of housing to meet all needs? • 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 housing needs of gypsies and travellers? • Will it integrate with the	+ This policy aims to ensure that development is located in the most suitable location, taking into account flood risk and the impacts of climate change. Whilst this is unlikely to increase or limit housing supply, it will ensure that new properties will be located in areas at least risk of flooding, giving residents the opportunity to live in sustainable and decent homes that are not subject to flood risk	Likelihood: likely Scale: Borough wide Timescale: Long term Duration: Permanent Frequency: unknown Significance: not significant	

	employment needs of the Borough?			
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	• 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?	0 It is considered unlikely that this policy will have an impact upon social cohesion or deprivation within the borough.		
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• 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?	++ The policy aims to ensure that new development is located within the most suitable and sustainable location and specifically considers the impacts of climate change in relation to flood risk; this is considered in further detail in the Strategic Flood Risk Assessment.	Likelihood: likely Scale: Borough wide Timescale: Long term Duration: Permanent Frequency: frequent Significance: significant	
(4) To protect, and enhance local	• Will it protect and enhance sites and habitats, both	0 This policy is likely to have a		

biodiversity, flora and fauna	designated and undesignated, of nature conservation value? • 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?	negligible impact on this objective		
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	• 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?	+ This policy is designed to direct development away from areas vulnerable to flood risk, protecting areas such as the functional flood plain. The policy also aims to control surface water runoff taking into account the geology of the borough.	Likelihood: likely Scale: Borough wide Timescale: Long term Duration: Permanent Frequency: frequent Significance: not significant	
6) To maintain and improve the quality of water resources in the Borough	• Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	+ This policy aims to reduce flood risk by a variety of methods including limiting surface water run-off within and upstream of critical drainage areas. Reducing surface water run-off could reduce contamination of some sites/areas.	Likelihood: likely Scale: Borough wide Timescale: Long term Duration: Permanent Frequency: frequent Significance: not significant	
7) To reduce the risk of flooding and the	• Will it reduce the vulnerability to	++ This policy aims to reduce the risk	Likelihood: Scale: Borough wide	

resulting detriment to the local community, environment and economy	all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • 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?	of flooding by ensuring that development is directed away from areas of medium or high flood risk as well as ensuring that developments address the issues associated with Critical Drainage Areas. The policy refers to Sustainable Urban Drainage Systems which could address local drainage in a sustainable way.	Timescale: Long term Duration: Permanent Frequency: frequent Significance: significant	
8) To improve sustainable accessibility to all services and facilities	• 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? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?	0 This policy would have a negligible impact on this objective.		
9) To improve choice and access to sustainable transport options	• Will it minimise the need to travel? • Will it provide alternative means of travel to the private	0 This policy specifically considers how best to manage flood risk within the borough and would not affect sustainable transport		

	car? • Will it reduce private vehicular use? • Will it encourage the use of public 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.	• 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?	0 This policy has a negligible impact on educational attainment.		
11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based	0 This policy has a negligible impact on the economy		

	economy? • 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?			
12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0 This policy has a negligible impact on employment levels.		
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development?	0 This policy has a negligible impact on economic growth		
14) To enhance the attractiveness of the Borough to visitors	• Will it retain or improve retail facilities in the Borough? • Will it improve the image of the Borough to attract inward investment and tourism?	0 This policy has a negligible impact on the attractiveness of the borough.		

	• Will it meet the needs of visitors to the Borough			
15) To protect and enhance distinctive and high quality features of the local built environment	• 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 importance? • 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?	+ New development can have an impact upon flood risk for existing urban areas, specifically when it lies within or upstream of Critical Drainage Areas. This policy requires developers to control surface water runoff, which may help to prevent flooding in the existing built environment areas.	Likelihood: uncertain Scale: Borough wide Timescale: Long term Duration: Permanent Frequency: infrequent Significance: insignificant	
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	• 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	0 This policy aims to ensure that development is located away from areas at risk of flooding. This could involve previously developed land that may lie in a flood risk area.		

and construction technologies	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? • 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?			
(17) To create and sustain vibrant settlements and communities	• 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?	+0 This policy aims to direct development away from flood risk areas, such as the flood plains to safer and more sustainable locations, ensuring that communities are less likely to be affected by flooding.	Likelihood: likely Scale: local Timescale: long term Duration: permanent Frequency: infrequent Significance: not significant	

	• 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 settlements?			
18) To promote and improve access to open space and countryside	• 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?	0 This policy aims to ensure that new development is located away from areas at risk of flooding, and does not consider access to open space and the countryside.		
19) To improve community safety by	• Will it reduce opportunities for crime (e.g through design and	0 This policy aims to address flood		

reducing crime, the fear of crime, and antisocial behaviour	layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	risk management within the borough and is considered to have a negligible impact upon community safety and fear of crime.		
20) To improve health and well-being through the development of healthy communities	• 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?	0 This policy aims to decrease flood risk which would have a positive impact on health and wellbeing.		
Conclusion This policy will have a very positive impact on the objectives to reduce flooding and manage the impact of climate change. It is also supportive of the creation of sustainable communities and therefore has a largely positive impact in terms of environmental objectives and some of the social objectives. The policy is likely to have little or no impact on economic objectives.				

Policy EM8 – Commercial Renewable/Low Carbon Energy Generation

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

This includes development and the use of renewable/low carbon energy which will contribute towards the delivery of the Energy Opportunities Plan²² (and any subsequent updates).

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

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

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

SA Objective	SA Appraisal Criteria	Impact (positive/ negative/ neutral) and discussion	Commentary on assessment: likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), secondary impacts	Possible changes to plan/mitigation

1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	• Will it increase housing supply? • Will it increase the range of housing to meet all needs? • 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 housing needs of gypsies and travellers? • Will it integrate with the employment needs of the	+ The policy encourages the development of local energy networks for new developments. It does not insist on minimum requirements for developments such that the viability/deliverability/affordability of housing is impacted.	Likelihood: uncertain Scale: local Timescale: Long term Duration: Permanent Frequency: uncertain Significance: uncertain but unlikely to be significant	

	Borough?			
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	• 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?	0 The provision of renewable energy would have a negligible effect on deprivation and inequalities between residents, although in the longer term it may help to address fuel poverty.		
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• 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?	++ Using renewable energy and supporting low carbon development reduces greenhouse gas emissions.	Likelihood: likely Scale: global Timescale: Long term Duration: Permanent Frequency: uncertain	

	Will it mitigate the effects of climate change?		Significance: significant	
(4) To protect, and enhance local biodiversity, flora and fauna	- Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? - 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?	-/+ The impact will be development-specific and depend on the type and location of development. Some forms of renewable energy can have negative impacts on biodiversity (e.g. wind turbines and migratory birds). However, managing the impact of climate change through use of renewable energy and low carbon developments is beneficial in the long-term for biodiversity.	Likelihood: uncertain Scale: local and global Timescale: short and long-term Duration: Permanent Frequency: uncertain Significance: unlikely to be significant	Any development would be subject to the Biodiversity Local Plan policy.
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	- 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?	-/+ The impact on local landscape would vary with different technologies/development and be dependent on landscape sensitivities but there could be potential negative impacts on the landscape. However, managing climate change could have positive impacts on soils, geology and geomorphology in the long-term.	Likelihood: uncertain Scale: local and global Timescale: long-term Duration: Permanent Frequency: uncertain Significance: potentially significant	Developments would need to be appropriately designed and sited to minimise the impact. Any proposal would be subject to the Local Plan Landscape policy, the Sustainable Design and Construction, and Landscape and Biodiversity SPD.
6) To maintain and improve the quality of water resources in	Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	0		

the Borough				
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	• Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • 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?	0 Renewable/low carbon developments would have a negligible impact locally (although a secondary impact of this policy may be a reduction in flooding due to its contribution towards the management of climate change).		
8) To improve sustainable accessibility to all services and facilities	• 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? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?	0		
9) To improve choice and access to	• Will it minimise the need to	0		

sustainable transport options	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?			
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	• 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?	0		
11) To develop a	• Will it promote employment opportunities for the whole	0		

diverse and competitive knowledge-based economy	community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?			
12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0		
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development?	+ The inclusion of renewable/low-carbon technologies in new commercial development will contribute towards sustainable economic growth.	Likelihood: uncertain Scale: local Timescale: long-term Duration: Permanent	

			Frequency: uncertain Significance: not significant	
14) To enhance the attractiveness of the Borough to visitors	• 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	? The impact on this objective is uncertain – renewable energy could bring benefits or disbenefits depending on the nature of any scheme.	Likelihood: uncertain Scale: Local Timescale: long-term Duration: Permanent Frequency: uncertain Significance: unknown but unlikely to be significant given other Environmental Management policies	
15) To protect and enhance distinctive and high quality features of the local built environment	• 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 importance? • Will it preserve and enhance buildings of historic or architectural interest?	? The impact of this policy on the local built environment would be dependent on the nature of the scheme	Likelihood: uncertain Scale: Local Timescale: long-term Duration: Permanent Frequency: uncertain Significance: potentially significant	Developments would need to be appropriately designed and sited to minimise the impact. Would be subject to Local Plan design policy.

	• 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?			
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	• 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? • Will it reduce the amount of waste?	+ Improves the efficiency of resource use by encouraging a higher level of energy to be provided from renewable energy sources.	Likelihood: likely Scale: Borough-wide Timescale: long-term Duration: Permanent Frequency: uncertain Significance: significant regarding emissions but not other resource use	

	• Will it increase recycling rates? • Will it minimise use of construction materials e.g. aggregates? • Will it minimise land use?			
(17) To create and sustain vibrant settlements and communities	• 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	0 Negligible impact in principle although it could improve local engagement in the planning system, and help create a sense of place, for example, through the creation of community wind schemes.		

	distinctiveness of the Borough's settlements?			
18) To promote and improve access to open space and countryside	• 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?	0		
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	0		
20) To improve health and well-being through the development of healthy communities	• 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	0 In general it is considered that renewable/low carbon energy would have a negligible effect on health and well-being although it could be argued that reducing carbon dioxide emissions would have a beneficial impact on health in the long-term. Alternatively, it could be argued that there may be local adverse impacts on well-being as a result of new		

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

Policy EM9 – Sustainable Water Use

Development will be permitted provided that:

- a) New homes (including replacement dwellings) achieve at least level 4²³ of the Code for Sustainable Homes in terms of indoor water consumption;
- b) New homes (including replacement dwellings) achieve the Code for Sustainable Homes credit for external water use²⁴;
- c) New non-residential development of 1000sqm gross floor area or more meet the BREEAM 'excellent' standards for water consumption.

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

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

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

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Impact (positive/ negative/ neutral) and discussion (if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.	Commentary on assessment: likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare). Elaborate here if necessary e.g. certainty of something happening may depend on another policy/detailed design etc.	Possible changes to plan/mitigation (e.g. need to change option, other policies needed to ensure mitigation etc.)
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	- Will it increase housing supply? - Will it increase the range of housing to meet all needs? - Will it increase the affordability of housing?	+ new homes in the borough are required to achieve at least level 4 of the Code for Sustainable Homes (CfSH) in terms of indoor water consumption and achieve the CfSH credit for external water use.	Likelihood: High Scale: Local / borough-wide Timescale: Ongoing Duration: Frequency: Frequent Significance: not significant	

	• 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 housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough?	This will have a significant positive effect in terms of delivering dwellings that are water efficient. It is considered that it would not have a negative impact on the delivery of housing supply or the range of housing to meet all needs. However, the policy could have gone further in terms of requiring higher standards for water use, but the policy recognises that this may not be feasible for viability or technical reasons.		
2) To reduce deprivation and inequalities in quality of life between residents and	• Will it encourage social cohesion? • Will it reduce overcrowding?	+ Considered the policy would have a negligible effect. There are secondary impacts in terms of helping to address water poverty in		

neighbourhoods	• 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?	the longer term.		
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• 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?	+ towards the managing the effects of climate change by ensuring that new homes are water efficient. However, the policy could have required a higher standard, but this was balanced with viability and affordability issues.	Likelihood: High Scale: Local Timescale: Long term Duration: Permanent Frequency: Frequent Significance: not significant in reducing emissions	
(4) To protect, and enhance local biodiversity, flora and fauna	• Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? • Will it ensure the protection of protected species? • Will it contribute towards protecting and enhancing	+ It is considered that there is opportunity to contribute towards the enhancement of the borough's biodiversity as the compliance with BREEAM excellent standards could ensure that Sustainable Drainage Systems (SuDS) are installed in new developments.	Likelihood: Uncertain Scale: Local Timescale: Medium to long term Duration: Permanent Frequency: uncertain Significance: uncertain but unlikely to be significant	

	national and county Biodiversity Action Plan (BAP) species and their habitats?	SuDS can reduce diffuse pollution which could positively impact on biodiversity.		
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	• 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?	0 It is considered that the impact on the objective is negligible because it solely concerned with water efficiency in residential and non-residential developments. Design and Landscape policies will need to seek to ensure that the development is appropriately located.		
6) To maintain and improve the quality of water resources in the Borough	• Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	+ There is opportunity to improve the borough's water resources through the requirements of the policy. Compliance with BREEAM excellent standards could ensure that SuDS are installed in new developments. SuDS can reduce diffuse pollution which could positively impact on water quality.	Likelihood: High Scale: Borough-wide Timescale: Long term Duration: permanent Frequency: frequent Significance: not significant	The supporting text of the policy includes reference to water quality.
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	• Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • Will it increase the use of	+ The use of SuDS can help prevent downstream flooding.	Likelihood: High Scale: Local Timescale: Ongoing Duration: Frequency: Frequent Significance: not significant	

	Sustainable Urban Drainage systems within developments? • Will there be adequate provision of supporting water and sewerage infrastructure to support development?			
8) To improve sustainable accessibility to all services and facilities	• 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? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?	0 It is considered that the policy has a negligible impact.		
9) To improve choice and access to sustainable transport options	• 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?	+0 It is considered that the Code may improve access to sustainable transport options through the provision of facilities	Significance	
10) To improve educational attainment and	• Will it increase the levels of participation in education at all	0		

increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	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?			
11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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	0		

	inward investment?			
12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0		
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development?	+ Office and industrial and other buildings which provide employment will be required to meet the BREEAM “excellent” for water efficiency thereby contributing to sustainable economic growth.	Likelihood: High Scale: Local Timescale: Medium to long term Duration: Permanent Frequency: Frequent Significance: not significant	
14) To enhance the attractiveness of the Borough to visitors	• 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	0 It is considered that the policy will have a negligible impact although it is considered that the policy will require new buildings to be built to a high level of sustainability.		
15) To protect and enhance distinctive and high quality	• Will it promote and maintain an attractive and diverse townscape, and protect areas	0 It is considered that the impacts on this objective are uncertain; as it is	Significance:	The Local Plan design and historic environment policies take into account

features of the local built environment	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 importance? • 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?	considered that some energy efficient measures which contribute to the achievement of the		impact on visual amenity, historic environment etc.
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	• 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	++ water efficiency.	Likelihood: High Scale: Local / borough-wide Timescale: Ongoing Duration: Permanent Frequency: Frequent Significance: significant	

	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? • 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?			
(17) To create and sustain vibrant settlements and communities	• 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	+ It is considered that the policy will contribute to the creation of sustainable communities through the creation of more water efficient buildings.	Likelihood: High Scale: Borough-wide Timescale: Medium to long term Duration: Permanent Frequency: frequent Significance: not significant	

	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 settlements?			
18) To promote and improve access to open space and countryside	• 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?	0 The policy has a negligible impact.		
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g. through design and layout)? • Will it reduce antisocial behaviour?	0		

	• Will it reduce the fear of crime?			
20) To improve health and well-being through the development of healthy communities	• 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?	+ The Code has assessment criteria of health and wellbeing, and more sustainable dwellings will have a positive impact on this objective.	Significance:	
Conclusion It is considered that the policy has a particularly positive impact on environmental objectives especially those seeking to the 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. 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

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

1. Development proposals (excluding household extensions) will be permitted where they:

- a) Contribute to the provision of neighbourhoods and places for work and leisure that are well connected, accessible, safe, easy for people to find their way around and, function well in practical terms
- b) Are accessible to all and promote buildings that are durable, adaptable and able to respond to changing social, environmental, technological and economic conditions;
- c) Positively contribute to the appearance and use of streets and other public spaces;
- d) Promote the efficient use of land and achieve appropriate housing densities which respond to the local context, as informed by community documents²⁵, and which take into account the urban, suburban or rural location of the site;
- e) Provide a co-ordinated and comprehensive scheme that does not prejudice the future development or design of adjoining sites.; and
- f) Minimise energy consumption through sustainable approaches to design.

2. All development proposals will be required to respect the local environment and amenities of neighbouring properties in accordance with the principles set out below. Development proposals will be permitted where they:

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

SA Objective	SA Appraisal Criteria (to take	Impact (positive/ negative/	Commentary on	Possible changes to

	<i>into account/guide appraisal)</i>	neutral) and discussion (if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) <i>If impact negligible no need to fill in last 2 columns.</i>	assessment: <i>likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare)</i>	plan/mitigation (e.g. need to change option, other policies needed to ensure mitigation etc.)
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	• Will it increase housing supply? • Will it increase the range of housing to meet all needs? • 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	+ This policy concentrates on the design of new developments, and alone will not increase housing supply, housing affordability, homelessness or amenity standards. However the policy does promote flexible developments that can be adapted to meet the needs of groups with specific housing requirements such as the elderly, as well as developments that are safe and secure and contribute to quality of life. The policy will also facilitate the utilisation of sustainable approaches to design.	Likelihood: likely Scale: Borough wide Timescale: Long Term Duration: permanent Frequency: frequent Significance: not significant	

	needs? • Will it meet the housing needs of the ageing population? • Will it meet the housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough?			
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	• 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?	+ This policy seeks to create more attractive places for people to live and work, that are easily accessible and that are safe and secure. Whilst not directly addressing deprivation or inequalities, it is likely that better design may have a positive impact upon quality of life, may foster civic pride and result in safer more secure neighbourhoods. It should also be noted that the policy makes reference to amenity standards.	Likelihood: Certain Scale: Borough wide Timescale: Long Term Duration: permanent Frequency: frequent Significance: not significant	
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional emissions targets?	+ This policy considers the design of new developments. This is supplemented by the specific policy on Sustainable Design and Construction.	Likelihood: likely Scale: Borough wide Timescale: Long term Duration: permanent Frequency: frequent Significance: not significant	

	• Does it incorporate and/or promote the use of renewable energy technologies? • Will it mitigate the effects of climate change?	The policy will also facilitate the utilisation of sustainable approaches to design, which will promote the incorporation of renewable energy technologies.	on this objective	
(4) To protect, and enhance local biodiversity, flora and fauna	• Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? • 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?	0 This policy focuses on the design of new developments. It does not directly address biodiversity, as this is considered in a separate local plan policy.	Likelihood: likely Scale: local Timescale: short-long term Duration: permanent Frequency: fairly frequent Significance: not significant	
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	• 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?	0 This policy focuses on the design of new developments. It does not directly address the local landscape, soils, geological and geomorphologic interests but it does consider local distinctiveness of the surrounding area including landscape considerations. There are separate local plan policies to address issues such as landscape impact and soil pollution.	Likelihood: Certain Scale: Borough wide Timescale: Long Term Duration: permanent Frequency: frequent Significance: not significant	
6) To maintain and improve the quality of water resources in	• Will it maintain or improve the water quality of controlled waters including rivers,	0 This policy considers how design in the borough can be improved		

the Borough	streams, ditches, ponds, lakes and groundwater?	and makes no mention of water quality, as this topic is considered in a separate local plan policy.		
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	• Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • 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?	0 This policy focuses on improving design standards within the borough, and does not cover the issue of flood risk, as this is considered in a separate local plan policy.		
8) To improve sustainable accessibility to all services and facilities	• 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? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?	0/+ This policy seeks to promote neighbourhoods that are well connected, accessible and easy to navigate. Specific transport issues are considered in a separate local plan policy	Likelihood: likely Scale: local Timescale: short-long term Duration: permanent Frequency: frequent Significance: not very significant	

9) To improve choice and access to sustainable transport options	• 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?	0 This policy considers how design in the borough can be improved. The policy advocates well connected, accessible development, but does not directly address sustainable transport options. However, this topic is considered in a separate transport policy.		
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	• 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?	0 This policy focuses on improving design standards within the borough, and does not cover the issue of educational attainment.		
11) To develop a	• Will it promote employment	0		

diverse and competitive knowledge-based economy	opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	Whilst this policy acknowledges that high quality design can help to attract businesses and investment, and the criteria are relevant for economic as well as residential development, employment issues are considered in a number of separate local plan policies.		
12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0 Whilst this policy acknowledges that high quality design can help to attract businesses and investment, and the criteria are relevant for economic as well as residential development, employment issues are considered in a number of separate local plan policies.		
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development?	0 Whilst this policy acknowledges that high quality design can help to attract businesses and investment, and the criteria are relevant for economic as well as residential development, employment issues		

		are considered in a number of separate local plan policies.		
14) To enhance the attractiveness of the Borough to visitors	• 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	++ This policy aims to improve the standard of design of new developments throughout the borough of Basingstoke and Deane as well as improving and enhancing the existing built environment. The policy specifically seeks to improve the image of Basingstoke Town as well as protecting and enhancing the historic environment.	Likelihood: Certain Scale: Borough wide Timescale: Long Term Duration: permanent Frequency: frequent Significance: significant	
15) To protect and enhance distinctive and high quality features of the local built environment	• 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 importance? • 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	++ This policy aims to promote and enhance the existing built environment of the borough, as well as requiring new development to be of high quality. The policy requires new development to respond to local distinctiveness and character to create places that give each settlement in the borough a sense of place.	Likelihood: Certain Scale: Borough wide Timescale: Long Term Duration: permanent Frequency: frequent Significance: significant	

	historic and cultural heritage?			
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	• 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? • Will it reduce the amount of waste? • Will it increase recycling rates? • Will it minimise use of construction materials e.g. aggregates?	+ covers the issue of sustainable water consumption (EM9) . The policy will also facilitate the utilisation of sustainable approaches to design. This requirement will also support the use of renewable energy sources.	Likelihood: Certain Scale: Borough wide Timescale: Long Term Duration: permanent Frequency: frequent Significance: not significant	

	• Will it minimise land use?			
(17) To create and sustain vibrant settlements and communities	• 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 settlements?	+ This policy aims to create well designed and attractive places that people can live, work and play in, and that encourage healthier lifestyles and provide safe and secure neighbourhoods. The policy aims to reinforce local distinctiveness and character of settlements, whilst ensuring that new development is of a high quality.	Likelihood: Certain Scale: Borough wide Timescale: Long Term Duration: permanent Frequency: frequent Significance: not significant	
(18) To promote and improve access to open space and	• Will it maintain or improve public access to open space	0/+ This policy focuses on improving design in the borough and requires	Likelihood: Certain Scale: Borough wide Timescale: Long Term	

countryside	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?	development to secure an improvement to the quality of design by contributing to the public realm. This policy does not specifically match this objective, however a separate local plan policy on Green Infrastructure may be of more relevance.	Duration: permanent Frequency: frequent Significance: not very significant	
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g. through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	++ This policy seeks to improve design to provide safe and secure neighbourhoods that offer natural surveillance and reduce opportunities for crime.	Likelihood: Certain Scale: Borough wide Timescale: Long Term Duration: permanent Frequency: frequent Significance: significant	
20) To improve health and well-being through the development of healthy communities	• 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?	+/- Whilst this policy aims to promote high quality design to encourage healthier lifestyles, this is considered in more detail in a separate local plan policies.	Likelihood: likely Scale: local Timescale: short-long term Duration: permanent Frequency: frequent Significance: not significant	No consideration given to amenities of occupiers, or neighbouring residents within the policy.
Conclusion				

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

All development must conserve or enhance the quality of the boroughs heritage assets²⁸ in a manner appropriate to their significance.

Development proposals which would affect designated or undesignated heritage assets²⁹ will be permitted where they:

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

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Impact (positive/ negative/ neutral) and discussion (if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.	Commentary on assessment: likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare)	Possible changes to plan/mitigation (e.g. need to change option, other policies needed to ensure mitigation etc.)
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	- Will it increase housing supply? - Will it increase the range of housing to meet all needs? - Will it increase the affordability of housing?	? This policy considers the management of the borough's heritage assets and aims to enhance historic buildings and encourages their reuse. This does	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Frequency: infrequent Significance: not significant	

	• 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 housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough?	not preclude residential use, although the character may locally affect the quantity of new housing.		
2) To reduce deprivation and inequalities in quality of life between residents and	• Will it encourage social cohesion? • Will it reduce overcrowding?	0		

neighbourhoods	• 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?			
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• 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?	0 This policy encourages the re-use of heritage buildings although these may be less energy efficient than new builds – this will be addressed by the climate change policies.	Likelihood: unlikely Scale: local Timescale: short-long term Duration: permanent Frequency: infrequent Significance: not significant	
(4) To protect, and enhance local biodiversity, flora and fauna	• Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? • Will it ensure the protection of protected species? • Will it contribute towards protecting and enhancing	0 This policy considers the management of the borough's heritage assets and does not consider biodiversity issues; these are dealt with in a separate Local Plan policy.		

	national and county Biodiversity Action Plan (BAP) species and their habitats?			
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	• 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?	+ This policy aims to conserve heritage assets - not only the built historic environment of the borough, but also the historic landscapes of the borough, including historic parks and gardens.	Likelihood: certain Scale: borough wide Timescale: long term Duration: permanent Frequency: infrequent Significance: not significant	
6) To maintain and improve the quality of water resources in the Borough	• Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	0 This policy considers the management of the borough's heritage assets and does not consider water quality issues; this is dealt with in a separate Local Plan policy.		
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	• Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • Will it increase the use of Sustainable Urban Drainage	0 This policy considers the management of the borough's heritage assets and does not consider flood risk issues; these are dealt with in a separate Local Plan policy.		

	systems within developments? • Will there be adequate provision of supporting water and sewerage infrastructure to support development?			
8) To improve sustainable accessibility to all services and facilities	• 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? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?	0 This policy considers the management of the borough's heritage assets and does not consider sustainable accessibility issues; these are dealt with in a separate Local Plan policy.		
9) To improve choice and access to sustainable transport options	• 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?	0 This policy considers the management of the borough's heritage assets and does not consider sustainable transport issues; these are dealt with in a separate Local Plan policy.		
10) To improve educational attainment and increase	• Will it increase the levels of participation in education at all levels?	0 This policy considers the management of the borough's heritage assets and does not		

opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	• 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?	consider educational attainment issues.		
11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0 This policy considers the management of the borough's heritage assets and does not consider economic issues. These are dealt with in a separate Local Plan policy.		

12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0 This policy considers the management of the borough's heritage assets and does not consider employment issues.		
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development?	0 This policy considers the management of the borough's heritage assets and does not consider economic issues. These are dealt with in a separate Local Plan policy.		
14) To enhance the attractiveness of the Borough to visitors	• 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	+ It is considered that conserving and enhancing the heritage assets of the borough will improve the image of the borough and encourage visitors.	Likelihood: certain Scale: borough wide Timescale: long term Duration: permanent Frequency: frequent Significance: not significant	
15) To protect and enhance distinctive and high quality features of the local built environment	• Will it promote and maintain an attractive and diverse townscape, and protect areas of highest townscape quality? • Will it promote high quality	++ This policy aims to conserve and enhance the heritage assets of the borough, and in so doing protect it's historic and cultural heritage. This will be achieved by	Likelihood: certain Scale: borough wide Timescale: long term Duration: permanent Frequency: frequent Significance: significant	

	design and enhance the built environment? • Does it value and protect the locally distinctive settlement character? • Will it safeguard sites and monuments of archaeological importance? • 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?	conserving and enhancing all heritage assets in the borough in a manner appropriate to their significance The amended footnote, and specific sectionPolicy will also ensure that archaeological sites are safeguarded. The supporting text alsoPolicy also sets out the council's proactive approach to conserving the heritage assets within the borough, including through reducing the number of buildings on the heritage at risk register.		
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	• 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	+/- The policy supports the retention and re-use of historic buildings, which has inevitable sustainability benefits (by reducing the energy consumption associated with the construction of new buildings). However, the sustainability benefits would be off-set by the inevitable limitations associated with lower energy efficiency levels often associated with historic buildings	Likelihood: uncertain Scale: borough wide Timescale: long term Duration: permanent Frequency: uncertain Significance: uncertain but unlikely to be significant	Other Local Plan policies seek to improve energy efficiency of all buildings

	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? • 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?			
(17) To create and sustain vibrant settlements and communities	• 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	+ The historic environment gives settlements within the borough a sense of place, and provides local distinctiveness and character. This policy seeks to protect and enhance these attributes as well as protecting the wider landscape of the borough.	Likelihood: likely Scale: borough wide Timescale: long term Duration: permanent Frequency: frequent Significance: not significant	

	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 settlements?			
18) To promote and improve access to open space and countryside	• 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?	0		
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	0		
20) To improve health and well-being through the	• Will it improve access to health and social care?	0 This policy considers the management of the borough's		

development of healthy communities	• 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?	historic assets and is considered to have a negligible impact upon this objective.		
Conclusion 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

Development will be permitted provided that it does not result in pollution³⁰ which is detrimental to quality of life³¹, or poses unacceptable risks to health or the natural environment.

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

Development which is sensitive³² to pollution will only be permitted where:

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

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Impact (positive/ negative/ neutral) and discussion (if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.	Commentary on assessment: likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare). Elaborate here if necessary e.g. certainty of something happening may depend on another policy/detailed design etc.	Possible changes to plan/mitigation (e.g. need to change option, other policies needed to ensure mitigation etc.)
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	- Will it increase housing supply? - Will it increase the range of housing to meet all needs? - Will it increase the affordability of housing?	+/? It is considered that the policy will contribute towards providing decent homes for residents by helping to protect their quality of life and general amenity.	Likelihood: likely Scale: local Timescale: short-long term Duration: permanent Frequency: frequent Significance: fairly significant	

	• 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 housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough?			
2) To reduce deprivation and inequalities in quality of life between residents and	• Will it encourage social cohesion? • Will it reduce overcrowding?	0 It is considered unlikely that this policy will have an impact upon social cohesion or deprivation within the borough.		

neighbourhoods	• 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?			
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• 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?	++ It is considered that the policy will contribute towards minimising emissions and helps to manage the impacts of climate change as it restricts development that may have unacceptable adverse impacts on land, air, water or soil. However, this policy does not directly address climate change and there is a specific Local Plan Policy for this issue.	Likelihood: likely Scale: Local Timescale: : short-long term Duration: permanent Frequency: frequent Significance: fairly significant	
(4) To protect, and enhance local biodiversity, flora and fauna	• Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? • Will it ensure the protection of protected species? • Will it contribute towards protecting and enhancing	0 This policy is likely to have a negligible impact on this objective		

	national and county Biodiversity Action Plan (BAP) species and their habitats?			
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	• 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?	+ This policy is designed to deal with issues affecting soil with regards to pollution. However, it does not address the landscape which is dealt with by other Local Plan Policies.	Likelihood: likely Scale: Local Timescale: : short-long term Duration: permanent Frequency: frequent Significance: fairly significant	.
6) To maintain and improve the quality of water resources in the Borough	• Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	+ This policy is designed to deal with issues affecting water with regards to pollution. However, it does not address the landscape which is dealt with by other Local Plan Policies.	Likelihood: likely Scale: Local Timescale: : short-long term Duration: permanent Frequency: frequent Significance: fairly significant	
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	• Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • Will it increase the use of	0 This policy is designed to deal with issues affecting water with regards to pollution but not flooding. This policy is likely to have a negligible impact on this objective		

	Sustainable Urban Drainage systems within developments? • Will there be adequate provision of supporting water and sewerage infrastructure to support development?			
8) To improve sustainable accessibility to all services and facilities	• 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? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?	0 This policy would have a negligible impact on this objective.		
9) To improve choice and access to sustainable transport options	• 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?	0 This policy would have a negligible impact on this objective.		
10) To improve educational attainment and	• Will it increase the levels of participation in education at all	0 This policy would have a negligible impact on this objective.		

increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	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?			
11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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	0 This policy would have a negligible impact on this objective.		

	inward investment?			
12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0 This policy would have a negligible impact on this objective.		
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development?	0 This policy would have a negligible impact on this objective.		
14) To enhance the attractiveness of the Borough to visitors	• 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	0 This policy would have a negligible impact on this objective.		
15) To protect and enhance distinctive and high quality features of the local built environment	• Will it promote and maintain an attractive and diverse townscape, and protect areas of highest townscape quality? • Will it promote high quality	+ New development can have an impact pollution on the environment. This policy requires developers mitigate against any	Likelihood: likely Scale: Local Timescale: : short-long term Duration: permanent Frequency: frequent	

	design and enhance the built environment? • Does it value and protect the locally distinctive settlement character? • Will it safeguard sites and monuments of archaeological importance? • 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?	adverse impacts.	Significance: fairly significant	
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	• 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	0 This policy aims to ensure that development does not cause pollution or existing pollution does not cause harm to new users. Therefore this policy may restrict some redevelopment of previously developed land if there are significant land contamination issues which cannot be overcome.	Likelihood: likely Scale: Local Timescale: : short-long term Duration: permanent Frequency: rare Significance: fairly significant	

	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? • 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?			
(17) To create and sustain vibrant settlements and communities	• 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	0 This policy would have a negligible impact on this objective.		

	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 settlements?			
18) To promote and improve access to open space and countryside	• 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?	0 This policy would have a negligible impact on this objective.		
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	0 This policy would have a negligible impact on this objective.		
20) To improve	• Will it improve access to health	+	Likelihood: likely	

health and well-being through the development of healthy communities	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?	This policy aims to protect existing users and new users of development from pollution which may have unacceptable adverse impacts on their health and well-being and quality of life.	Scale: Local Timescale: : short-long term Duration: permanent Frequency: frequent Significance: fairly significant	
Conclusion 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

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

- a) Protecting strategic employment sites for employment use (B-class) and enabling the regeneration / redevelopment of these sites for employment uses;
- b) Allocating a new employment site or sites for industrial, storage and distribution uses in a subsequent Development Plan Document;
- c) Permitting employment uses at the strategic housing sites detailed in Policies SS3.10 and 3.11 where the employment use is of a scale and type appropriate to the sites location and where they will contribute to the creation of a sustainable mixed use community

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

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

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Impact (positive/ negative/ neutral) and discussion (if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.	Commentary on assessment: likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare). Elaborate here if necessary e.g. certainty of something happening may depend on another policy/detailed design etc.	Possible changes to plan/mitigation (e.g. need to change option, other policies needed to ensure mitigation etc.)
1) To provide all residents with the opportunity to live in a sustainable,	- Will it increase housing supply? - Will it increase the range of housing to meet all needs?	0 This policy sets out a high level policy for enabling business to expand and to attract inward	Likelihood: uncertain Scale: borough wide Timescale: short-long term Duration: permanent	

decent, affordable home.	• 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 housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough?	investment into the borough. The policy seeks to concentrate employment development within existing employment areas that are accessible from existing residential areas, but also requires the allocation of a new employment site / sites through a subsequent Development Plan Document.	Frequency: uncertain but likely to be fairly infrequent Significance: fairly insignificant	
2) To reduce deprivation and inequalities in quality	• Will it encourage social cohesion?	0 This policy does not address deprivation specifically but by		

of life between residents and neighbourhoods	• 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?	concentrating employment development at the strategic employment sites that are accessible from residential locations. The policy also requires the allocation of a new employment site(s) through a future DPD and provides flexibility to enable employment uses at two of the plan larger housing allocation sites.		
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• 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?	0 The policy makes no reference to minimising greenhouse gases or managing climate change. Although the policy directs employment development to strategic employment areas, which are in accessible locations in the borough. However, new employment at these established sites or future allocation site(s) may increase greenhouse gas emissions.	Likelihood: uncertain Scale: local Timescale: medium-long term Duration: permanent Frequency: uncertain Significance: uncertain but unlikely to be significant	This will be addressed by other Local Plan climate change policies
(4) To protect, and enhance local biodiversity, flora and fauna	• Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? • Will it ensure the protection of	0 The policy makes no reference to biodiversity. However, by directing employment development to the established strategic sites there are likely to be negligible	Likelihood: uncertain Scale: local Timescale: medium-long term Duration: potentially permanent	Any proposal would be subject to the requirements of the Local Plan biodiversity policy which will ensure protection

	protected species? Will it contribute towards protecting and enhancing national and county Biodiversity Action Plan (BAP) species and their habitats?	biodiversity impacts. The future Development Plan Document that would allocate new employment site(s) would be supported by a range of evidence, including a detailed site assessments (which consider landscape issues amongst others) It is therefore unlikely that the policy would significantly affect biodiversity interests.	Frequency: uncertain Significance: not likely to be significant	
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	- 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?	0 The policy makes no reference to landscape, soils etc. However, by directing employment development to the established strategic sites there are likely to be negligible landscape impacts. The future Development Plan Document that would allocate new employment site(s) would be supported by a range of evidence, including a detailed site assessments (which consider landscape, soils etc. amongst other issues) It is therefore unlikely that the policy would significantly affect biodiversity interests	Likelihood: uncertain Scale: local Timescale: medium-long term Duration: permanent Frequency: uncertain Significance: uncertain	Any proposal would be subject to the requirements of the Local Plan landscape policy which will ensure protection
6) To maintain and improve the quality of water resources in	Will it maintain or improve the water quality of controlled waters including rivers,	0 The policy makes no reference to water quality. However, by		

the Borough	streams, ditches, ponds, lakes and groundwater?	directing employment development to the established strategic sites there are likely to be negligible water quality impacts. The future Development Plan Document that would allocate new employment site(s) would be supported by a range of evidence, including a detailed site assessments (which would consider water quality amongst other issues) It is therefore unlikely that the policy would significantly affect water quality.		
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	• Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • 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?	0 The policy makes no reference to flooding. However, by directing employment development to the established strategic sites there are likely to be flooding impacts. The future Development Plan Document that would allocate new employment site(s) would be supported by a range of evidence, including a detailed site assessments (which would consider flood risk amongst other issues) It is therefore unlikely that the policy would significantly affect flood risk.	Likelihood: uncertain Scale: local Timescale: medium-long term Duration: permanent Frequency: uncertain Significance: uncertain	

8) To improve sustainable accessibility to all services and facilities	• 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? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?	+ By sequentially directing employment development to the established strategic employment areas and sites which are in the larger, more accessible settlements, this policy should be positively compatible with this objective. It should also improve the self-containment of Basingstoke Town. The future Development Plan Document that would allocate new employment site(s) would enable the economy to grow and will improve the self-containment of the town as the population grows and potentially reduce out-commuting.	Likelihood: likely Scale: borough-wide Timescale: short-long term Duration: fairly permanent Frequency: frequent Significance: not a significant improvement	
9) To improve choice and access to sustainable transport options	• 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?	+ By sequentially directing employment development to the established strategic employment areas and sites which are in the larger, more accessible settlements with better access to public transport, this policy should be positively compatible with this objective. The future Development Plan Document that would allocate new employment site(s) would be supported by a range of evidence, including detailed site assessments (which would consider local transport choices and general accessibility of the	Likelihood: likely Scale: borough-wide Timescale: short-long term Duration: fairly permanent Frequency: frequent Significance: not likely to be a significant improvement	

		site(s).		
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	• 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?	0 This policy is unlikely to have much impact on educational attainment and participation.		
11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • Will it encourage business	++ This policy identifies the three key employment sectors that the council would seek to develop, including specialise / advanced manufacturing which forms part of the knowledge based economy. The borough has a diverse	Likelihood: certain Scale: borough-wide Timescale: medium-long term Duration: permanent Frequency: fairly frequent Significance: fairly significant	

	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?	business base requiring a range of accommodation types including offices and industrial premises (including storage and distribution floorspace) and the policy seeks to maintain this balance by supporting a range of sectors and allocating a new employment site or sites to meet the needs of the industrial sector. The policy will maintain a sufficient supply of employment land to meet future needs.		
12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	++ The policy supports employment development in the borough across a range of key employment sectors including specialist / advanced manufacturing which will contribute towards developing a knowledge based economy in the borough. The policy will enable the future allocation of new employment site(s) which will encourage business formation and business growth. The policy will maintain a sufficient supply of employment land to meet future needs.	Likelihood: certain Scale: borough-wide Timescale: medium-long term Duration: permanent Frequency: frequent Significance: significant	
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of	+ The policy supports employment development in the borough across a range of key employment sectors which will maintain the borough's balanced economy that provides	Likelihood: likely Scale: borough-wide Timescale: medium-long term Duration: permanent Frequency: frequent	

	sustainable development?	employment for people with different skill levels. The policy seeks to deliver sustainable economic development in the borough over the plan period.	Significance: significant	
14) To enhance the attractiveness of the Borough to visitors	• 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	+ This policy may help to boost inward investment into the borough, and therefore more business visitors may come to the borough.	Likelihood: uncertain Scale: local Timescale: medium-long term Duration: uncertain Frequency: uncertain Significance: uncertain	
15) To protect and enhance distinctive and high quality features of the local built environment	• 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 importance? • Will it preserve and enhance buildings of historic or architectural interest? • Will it avoid damage or degradation to designated areas (Conservation Areas,	? The policy makes no reference to the design of new; it is therefore difficult to judge whether such development would enhance the built environment.	Likelihood: uncertain Scale: local Timescale: medium to long term Duration: permanent Frequency: frequent Significance: uncertain but unlikely to be significant	The Local Plan design policy will ensure high quality design of employment buildings

	Historic Parks and Gardens)? • Will it protect the Borough's historic and cultural heritage?			
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	• 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? • Will it reduce the amount of waste? • Will it increase recycling rates? • Will it minimise use of	+ By sequentially directing employment development to existing Employment areas and sites, this policy encourages the re-use of previously developed land. However, it does not refer to the sustainability of employment development. The policy directs employment development to the established strategic sites which encourages the re-use of previously developed land. However, a future Development Plan Document that would allocate new employment site(s) would be supported by a range of evidence, including a detailed site assessments (which would consider whether the site is previously developed land amongst other issues). The policy does not refer to the sustainability of employment development.	Likelihood: uncertain Scale: borough-wide Timescale: medium-long term Duration: permanent Frequency: frequent Significance: uncertain	

	construction materials e.g. aggregates? • Will it minimise land use?			
(17) To create and sustain vibrant settlements and communities	• 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 settlements?	+ This policy protects the strategic employment sites for employment uses and enabling the regeneration / redevelopment of this sites which in turn will promote the viability and vitality of the Borough's town, district, local and village centres. However, a future Development Plan Document that would allocate new employment site(s) would be supported by a range of evidence. At this stage there is no certainty where this site(s) could be located however it is likely that the site(s) will be located in a settlement that can both accommodate it and meet the needs of future occupiers.	Likelihood: likely Scale: borough-wide Timescale: medium/long term Duration: permanent Frequency: frequent Significance: not significant	

18) To promote and improve access to open space and countryside	• 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?	0 This policy is unlikely to impact on access to open space and the countryside as it primarily refers to protecting the established strategic employment areas. However, a future Development Plan Document that would allocate new employment site(s) would be supported by a range of evidence and consider the impacts upon open space and the countryside.		
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	0 This policy is unlikely to impact on crime and antisocial behaviour.		
20) To improve health and well-being through the development of healthy communities	• 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?	0 This policy is likely to have a negligible impact on health and well-being.		

Conclusion

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)

1. Strategic Employment Areas

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

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

- a) Market signals³⁴ indicate that the premises / site are unlikely to be utilised for employment use, and
- b) There are not strong economic reasons³⁵ why the proposed development would be unacceptable, and
- c) The proposals satisfy one of the following:
 - i) The change of use will provide complementary use(s) to support the operation and function of the Strategic Employment Area and / or support the wider regeneration of the site; or
 - ii) The change of use will facilitate the relocation of an existing business from buildings that are no longer fit for purpose to more suitable premises in the borough.

2. Other sites in employment use within settlement policy boundaries

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

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

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

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Impact (positive/ negative/ neutral) and discussion (if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.	Commentary on assessment: likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare). Elaborate here if necessary e.g. certainty of something happening may depend on another policy/detailed design etc.	Possible changes to plan/mitigation (e.g. need to change option, other policies needed to ensure mitigation etc.)
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	• Will it increase housing supply? • Will it increase the range of housing to meet all needs? • 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?	0 The policy seeks to protect the Strategic Employment areas identified on the proposals map for employment uses and provides a framework to establish the circumstances where a change of use or redevelopment on these sites for non-employment uses would be considered. The policy also provides a policy Framework for non-allocated sites in employment use to be lost to alternative uses. The policy does not address housing specifically, but could lead to the redevelopment of some employment land for residential uses which would increase the supply of housing. .	Likelihood: uncertain Scale: borough wide Timescale: short-long term Duration: permanent Frequency: uncertain but likely to be fairly infrequent Significance: fairly insignificant	

	• 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 housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough?			
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	• 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?	0 This policy does not address deprivation specifically but by concentrating employment development in accessible locations it offers employment that is accessible to all. The policy seeks to ensure the long term protection of the strategic employment areas defined on the proposals maps unless specific criteria are satisfied.		

3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• 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?	? The policy makes no reference to minimising greenhouse gases or managing climate change. Although the policy seeks to ensure the long term protection of the Strategic Employment Areas, which are in accessible locations in the borough, which may help reduce greenhouse gas emissions through minimising travel and reducing the need to develop new employment areas.	Likelihood: uncertain Scale: local Timescale: medium-long term Duration: permanent Frequency: uncertain Significance: uncertain but unlikely to be significant	This will be addressed by other Local Plan climate change policies
4) To protect, and enhance local biodiversity, flora and fauna	• Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? • 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?	? The policy makes no reference to biodiversity and without knowing specific sites it is impossible to assess the impact on biodiversity. However, by protecting the Strategic Employment Areas and other sites in employment use, it is unlikely that the policy would significantly affect biodiversity interests. The Plan contains a specific biodiversity policy (EM4) which would need to be satisfied alongside the requirements of this policy.	Likelihood: uncertain Scale: local Timescale: medium-long term Duration: potentially permanent Frequency: uncertain Significance: not likely to be significant	Any proposal would be subject to the requirements of the Local Plan biodiversity policy which will ensure protection
5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	• 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	? The policy makes no reference to landscape, soils etc and without knowing specific sites it is impossible to assess the impact on landscape etc.	Likelihood: uncertain Scale: local Timescale: medium-long term Duration: permanent Frequency: uncertain Significance: uncertain	Any proposal would be subject to the requirements of the Local Plan landscape policy which will ensure protection

	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?	However, by protecting the Strategic Employment Areas and other non-allocated sites in employment use, it is unlikely that the policy would significantly affect biodiversity interests. The Plan contains a specific landscape policy which would need to be satisfied alongside the requirements of this policy.		
6) To maintain and improve the quality of water resources in the Borough	• Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	0 This policy is likely to have a negligible impact on water quality as it protects Strategic Employment Areas and provides protection to other non-allocated sites in employment use.		
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	• Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • 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?	? This policy is likely to have a negligible impact on flooding as it protects Strategic Employment Areas and provides protection to other non-allocated sites in employment use. Site specific issues will be considered at a more detailed stage.	Likelihood: uncertain Scale: local Timescale: medium-long term Duration: permanent Frequency: uncertain Significance: uncertain	Any proposal would be subject to the requirements of the Local Plan flood risk management policy.
8) To improve sustainable accessibility to all	• Will it improve access to community facilities and services, particularly within	+ By protecting the Strategic Employment Areas and providing	Likelihood: likely Scale: borough-wide Timescale: short-long term	

services and facilities	rural areas? • Will it improve the self-containment of Basingstoke Town? • Will it reduce congestion? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?	protection to other non-allocated sites in employment use (which are already in the larger, more accessible settlements), this policy should be positively compatible with this objective. It should also improve the self-containment of Basingstoke Town.	Duration: fairly permanent Frequency: frequent Significance: not a significant improvement	
9) To improve choice and access to sustainable transport options	• 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?	+ By protecting the Strategic Employment Areas and providing protection to other non-allocated sites in employment use (which are in the larger, more accessible settlements with better access to public transport), this policy should be positively compatible with this objective.	Likelihood: likely Scale: borough-wide Timescale: short-long term Duration: fairly permanent Frequency: frequent Significance: not likely to be a significant improvement	
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	• 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?	0 This policy is unlikely to have much impact on educational attainment and participation.		

	• 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?			
11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	+ This policy is not specific to knowledge-based businesses, but is supportive of protecting the Strategic Employment Areas and providing some policy protection to other non-allocated sites in employment use. This will assist in maintaining a sufficient supply of employment land.	Likelihood: certain Scale: borough-wide Timescale: medium-long term Duration: permanent Frequency: fairly frequent Significance: fairly significant	
12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • Will it encourage business start-up and business growth?	+ The policy seeks to ensure the long term protection of protecting the Strategic Employment Areas and providing some policy protection to other non-allocated sites in employment use. The policy enables the provision of complementary retail and leisure uses at the Strategic Employment	Likelihood: certain Scale: borough-wide Timescale: medium-long term Duration: permanent Frequency: frequent Significance: significant	

	Will it maintain or provide a sufficient supply of employment land to meet the needs of existing businesses and attract inward investment?	Areas which could provide a range of employment opportunities and provide opportunities for business start-ups.		
13) To maintain and enhance sustainable economic growth	- Will it integrate with the housing needs of the Borough? - Does any economic growth accord with the principles of sustainable development?	+ The policy is supportive of economic growth and seeks to ensure the long term protection of the Strategic Employment Areas protecting the Strategic and provides some policy protection to other non-allocated sites in employment use. The existing employment sites/areas are typically situated in the more sustainable locations which are well integrated with housing areas.	Likelihood: likely Scale: borough-wide Timescale: medium-long term Duration: permanent Frequency: frequent Significance: significant	
14) To enhance the attractiveness of the Borough to visitors	- 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	+ The policy seeks to permit ancillary retail/leisure uses of an appropriate scale within the Strategic Employment Areas which would potentially improve such facilities within the borough. Potentially these types of ancillary facilities would improve the image of the borough and attract investment and add to the boroughs visitor offer.	Likelihood: likely Scale: local Timescale: medium-long term Duration: uncertain Frequency: uncertain Significance: uncertain	
15) To protect and	Will it promote and maintain an	?	Likelihood: uncertain	The Local Plan design

enhance distinctive and high quality features of the local built environment	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 importance? • 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?	The policy makes no reference to the design of new development; it is therefore difficult to judge whether such development would enhance the built environment.	Scale: local Timescale: medium to long term Duration: permanent Frequency: frequent Significance: uncertain but unlikely to be significant	policy will ensure high quality design of employment buildings
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	• 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?	+ The Policy seeks to ensure the long term protection of the Strategic Employment Areas and provide some policy protection to other non-allocated sites in employment use. As such the policy would encourage and allow for the re-use of previously developed land where appropriate. This policy does not refer	Likelihood: likely Scale: borough-wide Timescale: medium-long term Duration: permanent Frequency: frequent Significance: uncertain	Local Plan climate change policies address the sustainability of employment development

	• 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? • 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?	specifically to sustainable design and construction.		
(17) To create and sustain vibrant settlements and communities	• 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	+ This policy seeks to ensure the long term protection of the Strategic Employment Areas and provide some policy protection to other non-allocated sites in employment use, which are typically located in more sustainable locations. The protection of such sites should help promote the viability and vitality of the borough's settlements and employment locations.	Likelihood: likely Scale: borough-wide Timescale: medium/long term Duration: permanent Frequency: frequent Significance: not significant	

	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 settlements?	The policy would allow for ancillary uses at the Strategic Employment Areas and other non-allocated sites in employment use. This could contribute towards the vitality and viability of employment locations.		
18) To promote and improve access to open space and countryside	• 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?	0 This policy is unlikely to impact on access to open space and the countryside as it primarily refers to the protection of existing Employment Areas/sites.		
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g through design and layout)? • Will it reduce antisocial	0 This policy is unlikely to impact on crime and antisocial behaviour.		

	behaviour? • Will it reduce the fear of crime?			
20) To improve health and well-being through the development of healthy communities	• 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?	0 This policy is likely to have a negligible impact on health and well-being		
Conclusion 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

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

The hierarchy of centres is:

Town Centre
Basingstoke
District Centres
Brighton Hill
Chineham
Overton
Tadley
Whitchurch
Local Centres
Kingsclere

New local and district centres may also come forward as part of larger developments set out in Policy SS3.

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

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

Basingstoke Town Centre

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

Proposals for shops (A1 Use Class) are encouraged within the defined Primary and Secondary Shopping Frontages. Other retail uses (Use Classes A1-A4), will be permitted where:

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

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

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

SA Objective	SA Appraisal Criteria <i>(to take into account/guide appraisal)</i>	Impact (positive/ negative/ neutral) and discussion <i>(if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.</i>	Commentary on assessment: <i>likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare)</i>	Possible changes to plan/mitigation <i>(e.g. need to change option, other policies needed to ensure mitigation etc.)</i>
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	• Will it increase housing supply? • Will it increase the range of housing to meet all needs? • 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	+ This policy considers the hierarchy of centres, expansion of Basingstoke Town Centre boundary and retail floorspace and does not specifically address residential development. The supporting text does, however, recognise the role that residential development can play in supporting the vitality of centres. It also highlights the need to ensure that residential areas adjacent to the Town Centre boundary are not negatively affected by the designation.		

	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 housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough?			
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	• 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?	+ This policy considers the provision of services and facilities within village, local, district and town centres across the borough and how the viability and vitality of these centres will be maintained. Whilst this policy may not reduce overcrowding, it is likely that such policy may help to reduce deprivation and inequalities in different neighbourhoods encourage social cohesion by providing a focal point for communities, and may provide	Likelihood: uncertain Scale: Borough wide Timescale: Medium/long term Duration: uncertain Frequency: uncertain Significance: uncertain but unlikely to be significant	

	Will it provide better opportunities to improve skills/achievements/employment, particularly within the most deprived wards of the Borough?	some employment.		
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	- 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?	? Although this policy makes no reference to climate change or other environmental issues, it is possible that maintaining the vitality and viability of local, district and town centres, may encourage residents to shop locally, reducing the number of private cars on the road. However, it should be noted that the policy makes no reference to incorporating renewable energy, nor does it consider possible emissions from new proposals and retail activities.	Likelihood: uncertain Scale: Borough wide Timescale: Medium/long term Duration: permanent Frequency: uncertain Significance: uncertain but unlikely to be significant	Also addressed by other policies
(4) To protect, and enhance local biodiversity, flora and fauna	- Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? - 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?	0 It is considered that the policy would not have any significant impacts on water biodiversity.		
(5) To protect and enhance the distinctiveness and quality of the local	- Will it protect areas of highest landscape value? - Will it protect and enhance the	0 It is considered that the policy would not have any significant impacts on this objective.		

landscape, soils, geological and geomorphologic interests	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?			
6) To maintain and improve the quality of water resources in the Borough	• Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	0 It is considered that the policy would not have any significant impacts on water resources.		
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	• Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • 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?	0 It is considered that the policy would not have any significant impacts on flooding.		
8) To improve sustainable accessibility to all	• Will it improve access to community facilities and services, particularly within	++ This policy is considered likely to improve access to facilities across	Likelihood: certain Scale: Borough wide Timescale: Medium/long	

services and facilities	rural areas? • Will it improve the self-containment of Basingstoke Town? • Will it reduce congestion? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?	the borough by supporting the vitality and viability of local, district and town services and reducing the need for residents to travel, therefore also reducing congestion. The policy also supports an expanded town centre in Basingstoke, which will enable future growth in the town centre to meet the changing needs of the town's population and beyond. This will contribute towards the self-containment of the town.	term Duration: uncertain Frequency: unknown Significance: significant	
9) To improve choice and access to sustainable transport options	• 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?	+ This policy makes no specific reference to sustainable transport options; but it is possible that by maintaining the vitality and viability of local, district and town centres, residents may be encouraged to shop locally, reducing the number of private cars on the road. The growth of the town centre to meet local needs will also minimise the need to travel to other town and cities.	Likelihood: uncertain Scale: Borough wide Timescale: Medium/long term Duration: uncertain Frequency: unknown Significance: uncertain	
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	• 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	0 This policy is unlikely to have a particular impact upon education attainment in the borough, however maintaining healthy and vibrant local, district and town centres and the expansion of Basingstoke Town Centre is likely to help to reduce long term unemployment in the future.		

	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?			
11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	+ This policy is considered likely to promote a range of retail and other town centre employment opportunities across the borough.	Likelihood: likely Scale: Borough wide Timescale: Medium/long term Duration: uncertain Frequency: uncertain Significance: not likely to be significant	
12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy?	+ This policy is considered to promote a range of retail employment opportunities across the borough, from local centres to Basingstoke Town centre, and may allow smaller businesses a chance	Likelihood: likely Scale: Borough wide Timescale: Medium/long term Duration: Frequency: uncertain Significance: not likely to be	

	• 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?	to become more established. The expansion of Basingstoke Town Centre is also considered likely to attract new town centre uses and the more flexible approach to such uses outlined in the policy will contribute towards this. The policy promotes linkages between the town centre and Basing View, improving the vitality and viability of the wider Basing View area as well as the image of the town.	significant	
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development?	+ This policy seeks to maintain and enhance the vitality and viability of local, district and town centres across the borough, creating more sustainable development that will allow residents easier access to the services and facilities they require.	Likelihood: likely Scale: Borough wide Timescale: Medium/long term Duration: uncertain Frequency: uncertain Significance: not likely to be significant	
14) To enhance the attractiveness of the Borough to visitors	• 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	+ Basingstoke already attracts many visitors who come to use the existing retail facilities at Festival Place. By maintaining and enhancing local, district and town centres and expanding Basingstoke Town Centre, it is considered likely to result in further inward investment, and greater numbers of visitors to the borough.	Likelihood: likely Scale: Borough wide Timescale: Medium/long term Duration: uncertain Frequency: uncertain Significance: not likely to be significant	
15) To protect and enhance distinctive and high quality features of the local built environment	• Will it promote and maintain an attractive and diverse townscape, and protect areas of highest townscape quality?	+ The policy states that proposals for local, district and town retail centres, as well as proposals for the expansion of Basingstoke	Likelihood: likely Scale: Borough wide Timescale: Medium/long term Duration: uncertain	Covered by Local Plan design policy

	• 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 importance? • 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?	Town should be appropriate in terms of scale and character. It also states that development proposals in the Town Centre will be expected to create a more accessible, well-connected and well-designed centre.	Frequency: uncertain Significance: not likely to be significant	
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	• 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	+ This policy is considered likely to have a positive impact upon resource reuse within the borough, making better, more efficient use of Basingstoke Town Centre and the proposed expansion areas, including the regeneration of Basing View.	Likelihood: likely Scale: Borough wide Timescale: Medium/long term Duration: uncertain Frequency: uncertain Significance: it will impact on use of brownfield sites but is unlikely to have a significant impact on improving efficiency of resource use overall.	

	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? • 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?			
(17) To create and sustain vibrant settlements and communities	• 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	++ This policy directly promotes the viability and vitality of the Borough's town, district, and local centres, making better use of areas surrounding Basingstoke Town Centre and retaining key facilities in smaller settlements in the borough.	Likelihood: Certain Scale: Borough wide Timescale: Medium/Long Term Duration: permanent Frequency: uncertain Significance: significant	

	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 settlements?			
18) To promote and improve access to open space and countryside	• 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?	0 It is considered that the policy would not have any significant impacts on this objective.		
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	+ It is considered likely that improvements and enhancements to the network of retail centres in the borough, and the expansion of Basingstoke Town Centre may provide greater surveillance, reducing opportunities for crime and antisocial behaviour. Development proposals in the Town Centre will be expected to	Likelihood: uncertain Scale: Borough wide Timescale: Medium/long term Duration: uncertain Frequency: infrequent Significance: not likely to be very significant	

		create a more accessible, well-connected and well-designed centre.		
20) To improve health and well-being through the development of healthy communities	• 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?	+ This policy may help to sustain local communities where people live and shop locally, encouraging walking and cycling. Development proposals in the Town Centre will also be expected to create a more accessible and well-connected centre.	Likelihood: Certain Scale: Borough wide Timescale: Medium/Long Term Duration: uncertain Frequency: infrequent Significance: not very significant	
Conclusion 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

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

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

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

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

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

SA Objective	SA Appraisal Criteria <i>(to take into account/guide appraisal)</i>	Impact (positive/ negative/ neutral) and discussion <i>(if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.</i>	Commentary on assessment: <i>likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare). Elaborate here if necessary e.g. certainty of something happening may depend on another policy/detailed</i>	Possible changes to plan/mitigation <i>(e.g. need to change option, other policies needed to ensure mitigation etc.)</i>

			<i>design etc.</i>	
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	• Will it increase housing supply? • Will it increase the range of housing to meet all needs? • 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 housing needs of gypsies and travellers? • Will it integrate with the	+/? The policy could enable the conversion of rural buildings to residential where this would not result in the requirement for another building to fulfil the function of the building being converted.	Likelihood: fairly unlikely Scale: borough wide Timescale: short-long term Duration: permanent Frequency: infrequent Significance: not significant	

	employment needs of the Borough?			
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	• 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?	0 This policy will have a negligible impact on deprivation, although it could result in local employment opportunities in the countryside.		
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• 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?	? The provision of economic development in the countryside may result in more traffic movements, although by providing local employment opportunities it may reduce commuting further afield. The re-use of buildings will minimise the use of new resources. It is therefore difficult to assess the	Likelihood: uncertain Scale: local-global Timescale: short-long term Duration: permanent Frequency: infrequent Significance: uncertain but unlikely to be significant	

		impact of this policy on this objective.		
(4) To protect, and enhance local biodiversity, flora and fauna	• Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? • 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?	? The impact of this policy on biodiversity is uncertain and will depend on specific proposals. Any proposal would need to be considered against a policy on biodiversity at detailed stage.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Frequency: unknown Significance: unknown but will be considered against the biodiversity policy so unlikely to be significant	Reliant on Local Plan biodiversity policy.
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	• 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?	? The impact of this policy on landscape and soil quality is uncertain and will depend on specific proposals. Any proposal would need to be considered against a design/landscape policy at detailed stage.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Frequency: unknown Significance: unknown but unlikely to be significant	Reliant on Local Plan landscape policy
6) To maintain and improve the quality of water resources in the Borough	• Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	0 This policy is likely to have negligible impact on water resources. The impact of any specific development would be considered at a more detailed stage.		

7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	• Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • 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?	? The impact of this policy on flooding is uncertain and will depend on the nature and location of specific proposals.	Likelihood: unknown Scale: local Timescale: short-long term Duration: temporary Frequency: unknown Significance: unlikely to be significant	Reliant on separate policy/guidance in respect of flooding at detailed stage.
8) To improve sustainable accessibility to all services and facilities	• 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? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?	?/- The policy may result in more local employment opportunities and services but may also result in more/longer journeys by private transport.	Likelihood: likely Scale: local Timescale: short-long term Duration: fairly permanent Frequency: fairly frequent Significance: fairly significant	
9) To improve choice and access to sustainable transport options	• Will it minimise the need to travel? • Will it provide alternative means of travel to the private	?/- The policy may result in more local employment opportunities and services but may also result in more/longer journeys by private	Likelihood: likely Scale: local Timescale: short-long term Duration: fairly permanent Frequency: fairly frequent	

	car? • Will it reduce private vehicular use? • Will it encourage the use of public transport?	transport.	Significance: unlikely to be significant	
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	• 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?	0 The policy will have a negligible impact on this objective		
11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based	+ The policy supports economic development in the countryside.	Likelihood: uncertain regarding knowledge-based economy specifically Scale: local Timescale: short-long term	

	economy? • 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?		Duration: fairly permanent Frequency: unknown Significance: unlikely to be significant in terms of knowledge based development specifically	
12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	+ The policy is supportive of economic development in the countryside which will provide employment opportunities.	Likelihood: likely Scale: local Timescale: short-long term Duration: fairly permanent Frequency: fairly frequent Significance: potentially locally significant but not significant on a wider scale	
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development?	+ The policy supports appropriate economic development in the countryside which is a core component of sustainable development.	Likelihood: likely Scale: local Timescale: short-long term Duration: fairly permanent Frequency: fairly frequent Significance: significant	
14) To enhance the attractiveness of the Borough to visitors	• 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	+/? The impact of economic development on the countryside is uncertain – it could encourage however visitors to the countryside through the provision of new facilities, e.g. farm shops.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: uncertain Frequency: uncertain Significance: unknown	

	to the Borough			
15) To protect and enhance distinctive and high quality features of the local built environment	• 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 importance? • 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?	+ The policy requires proposals to respect the local character and environment.	Likelihood: likely Scale: local Timescale: short-long term Duration: permanent Frequency: uncertain Significance: insignificant	
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	• 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?	? The policy supports the re-use and conversion of rural buildings but doesn't prioritise brownfield sites or encourage sustainable design.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Frequency: unknown Significance: unknown	The policy could refer to brownfield sites. Reliant on separate policy/guidance in respect of sustainable design and construction.

technologies	• 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? • 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?			
(17) To create and sustain vibrant settlements and communities	• 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	+ The policy supports economic development in the countryside which supports the aim of achieving a thriving rural economy, with local employment opportunities and services.	Likelihood: likely Scale: local Timescale: medium-long term Duration: fairly permanent Frequency: unknown Significance: not likely to be significant	

	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 settlements?			
18) To promote and improve access to open space and countryside	• 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?	0 This policy is likely to have a negligible impact on access to open space and countryside, although it would depend on specific proposals.		
19) To improve community safety by reducing crime, the	• Will it reduce opportunities for crime (e.g through design and	0 This policy is likely to have a negligible impact on community		

fear of crime, and antisocial behaviour	layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	safety.		
20) To improve health and well-being through the development of healthy communities	• 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?	0 This policy is likely to have a negligible impact on health and well-being.		
Conclusion 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. 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

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

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

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

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

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Impact (positive/ negative/ neutral) and discussion (if effects quantifiable give details e.g. Co2 savings exceed national standards by 10%) If impact negligible no need to fill in last 2 columns.	Commentary on assessment: likelihood/certainty, spatial scale (incl cross-boundary), timescale (short/medium/long term), Duration (temporary/permanent), Frequency (frequent/rare). Elaborate here if necessary e.g. certainty of something happening may depend on another policy/detailed design etc.	Possible changes to plan/mitigation (e.g. need to change option, other policies needed to ensure mitigation etc.)
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	- Will it increase housing supply? - Will it increase the range of housing to meet all needs? - Will it increase the affordability of housing?	0 This policy will have a negligible impact on increasing the supply of housing in the borough.		

	• 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 housing needs of gypsies and travellers? • Will it integrate with the employment needs of the Borough?			
2) To reduce deprivation and inequalities in quality of life between residents and	• Will it encourage social cohesion? • Will it reduce overcrowding?	0 This policy will have a negligible impact on deprivation, although it could result in local employment opportunities in the countryside.		

neighbourhoods	• 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?			
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• 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?	0 This policy will have a negligible impact on reducing and minimising green house gas emissions and mitigating the impacts of climate change.		
(4) To protect, and enhance local biodiversity, flora and fauna	• Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation value? • Will it ensure the protection of protected species? • Will it contribute towards protecting and enhancing	? The impact of this policy on biodiversity is uncertain and will depend on specific proposals. Any proposal would need to be considered against a policy on biodiversity at detailed stage.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Frequency: unknown Significance: unknown but will be considered against the biodiversity policy so unlikely to be significant	Reliant on Local Plan biodiversity policy.

	national and county Biodiversity Action Plan (BAP) species and their habitats?			
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	• 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?	? The impact of this policy on landscape and soil quality is uncertain and will depend on specific proposals. Any proposal would need to be considered against a design/landscape policy at detailed stage.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Frequency: unknown Significance: unknown but unlikely to be significant	Reliant on Local landscape policy
6) To maintain and improve the quality of water resources in the Borough	• Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	0 This policy is likely to have negligible impact on water resources. The impact of any specific development would be considered at a more detailed stage.		
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	• Will it reduce the vulnerability to all types of flooding? • Will it encourage a net reduction in the total number of dwellings built in areas of medium and high flood-risk? • Will it increase the use of Sustainable Urban Drainage systems within developments?	? The impact of this policy on flooding is uncertain and will depend on the nature and location of specific proposals.	Likelihood: unknown Scale: local Timescale: short-long term Duration: temporary Frequency: unknown Significance: unlikely to be significant	Reliant on separate policy/guidance in respect of flooding at detailed stage.

	• Will there be adequate provision of supporting water and sewerage infrastructure to support development?			
8) To improve sustainable accessibility to all services and facilities	• 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? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?	0 This policy will have a negligible impact on improving sustainable accessibility to all services and facilities.		
9) To improve choice and access to sustainable transport options	• 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?	0 This policy will have a negligible impact on improving choice and access to sustainable transport options. However, the policy may result in more seasonal local employment opportunities and services.		
10) To improve educational attainment and increase opportunities for new	• Will it increase the levels of participation in education at all levels? • Will it increase the levels of attainment in education at all	0 The policy will have a negligible impact on this objective		

skills and learning to support the economic competitiveness of the Borough, and personal development.	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?			
11) To develop a diverse and competitive knowledge-based economy	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	0 The policy will have a negligible impact on this objective		
12) To maintain high and stable levels of	• Will it promote employment opportunities for the whole	+ The policy will enable the provision	Likelihood: likely Scale: local	

employment	community? • Will it promote a dynamic, diverse and knowledge-based economy? • 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?	of additional tourist facilities in the countryside which will create additional employment opportunities (some of which will be seasonal) for local residents.	Timescale: short-long term Duration: fairly permanent Frequency: fairly frequent Significance: potentially locally significant but not significant on a wider scale	
13) To maintain and enhance sustainable economic growth	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with the principles of sustainable development?	0 The policy will have a negligible impact on this objective		
14) To enhance the attractiveness of the Borough to visitors	• 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	+ The policy will enable the provision of additional tourist facilities in the countryside which will provide an enhanced offer for visitors and potentially help retain or improve retail facilities in the countryside.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: uncertain Frequency: uncertain Significance: unknown	
15) To protect and enhance distinctive and high quality features of the local built environment	• 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	+ The policy requires proposals respect the local character and visual quality	Likelihood: likely Scale: local Timescale: short-long term Duration: permanent Frequency: uncertain Significance: insignificant	

	character? • Will it safeguard sites and monuments of archaeological importance? • 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?			
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	• 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	? The policy supports the re-use of rural buildings but doesn't prioritise brownfield sites or encourage sustainable design.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Frequency: unknown Significance: unknown	

	affected by contamination? • Will it reduce the Borough's carbon footprint? • Will it provide energy from renewable sources? • 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?			
(17) To create and sustain vibrant settlements and communities	• 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	+ The policy supports additional rural tourism development in the countryside. In addition, the additional tourist accommodation could support the provision and retention of key facilities and services in the local area.	Likelihood: likely Scale: local Timescale: medium-long term Duration: fairly permanent Frequency: unknown Significance: not likely to be significant	

	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 settlements?			
18) To promote and improve access to open space and countryside	• 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?	0 This policy is likely to have a negligible impact on access to open space and countryside, although it would depend on specific proposals.		
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Will it reduce opportunities for crime (e.g through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?	0 This policy is likely to have a negligible impact on community safety.		
20) To improve health and well-being through the development of healthy communities	• Will it improve access to health and social care? • Will it promote healthy lifestyles? • Will it provide/improve	0 This policy is likely to have a negligible impact on health and well-being.		

	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?			
Conclusion 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.				