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1. Introduction

Basingstoke and Deane Borough Council submitted its Local Plan for examination in October 2014 and the Local Plan remains at examination. An Exploratory Meeting on the Submission Local Plan was held by the appointed Inspector on 11 December 2014, following which he wrote to the council setting out additional work that was required to progress the Local Plan. This work was completed by the borough council and has resulted in a number of proposed modifications or changes to the Submission Local Plan. These principally include:

- Increasing the housing number from 748 to 850 dwellings per annum;
- The inclusion of a new greenfield allocation of approximately 750 homes at Hounsome Fields in south-west Basingstoke;
- Inclusion of an employment target for the borough.

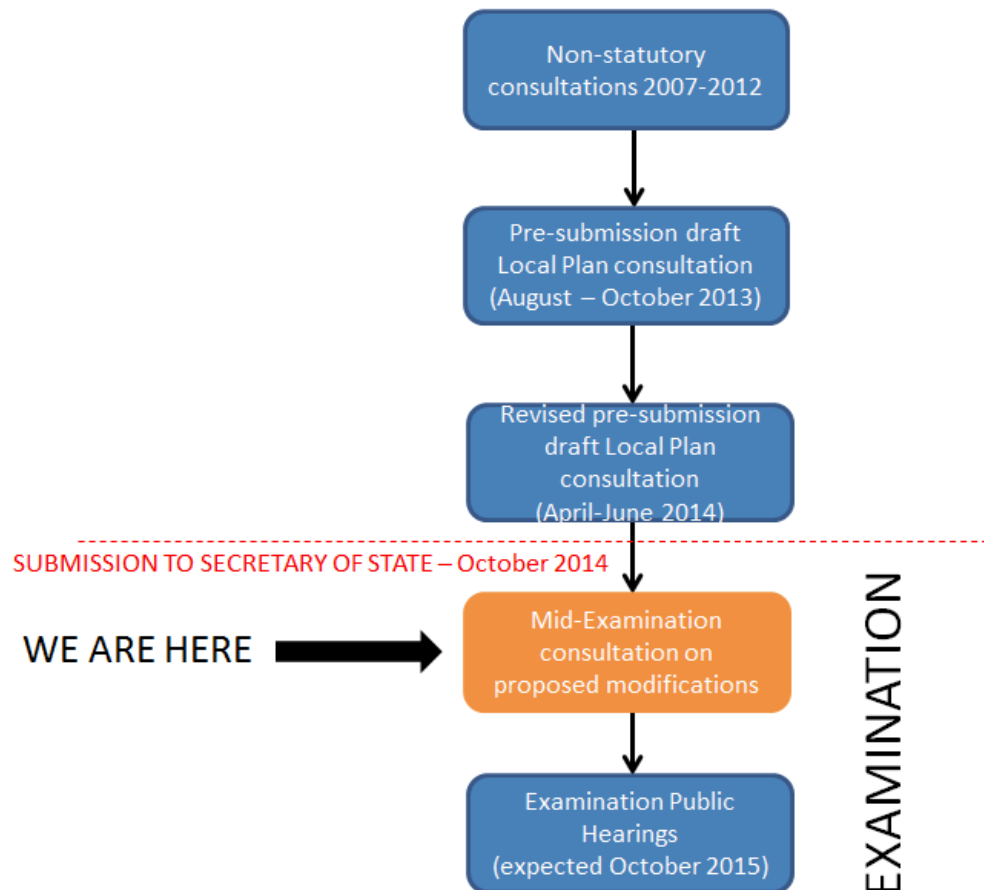
In light of these changes, the borough council is undertaking a mid-examination consultation on the proposed modifications to the Submission Local Plan. The purpose of the consultation, which runs for six weeks from Monday 11 May 2015 to 4pm on Monday 22 June 2015, is to seek views on the proposed modifications in advance of the Local Plan hearing that the council expects to take place in Autumn 2015.

This document provides:

- Information about the purpose and status of this consultation;
- Explanation of the further work undertaken since the exploratory meeting;
- The new background evidence that has informed the proposed changes;
- A schedule of the proposed modifications;
- Relevant extracts from the Submission Local Plan showing the proposed modifications in context, as tracked changes; and
- Updated key diagram and policy maps reflecting proposed modifications.

2. The purpose and status of this consultation

The Local Plan has been subject to a number of formal and informal consultation stages since 2007. The flow chart below provides an explanation of where we are in the plan-making process.



Although this consultation is not a formal stage of the plan-making process, the borough council is undertaking a full and proper focused public consultation on the proposed modifications, and relevant supporting documents, including an updated sustainability appraisal (incorporating Strategic Environmental Assessment). The focused consultation is being conducted in line with the principles of Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

3. Further work undertaken by Basingstoke and Deane Borough Council since the exploratory meeting

Since the exploratory meeting with the Inspector in December 2014, the council has worked with relevant partners and stakeholders to address the comments made by the Inspector in relation to the soundness of the Submission Local Plan. This has included reviewing and updating, as suitable, the evidence base for the Submission Local Plan and considering alternative options.

Work has particularly focused upon the borough's objectively assessed housing need, understanding the sustainability implications of delivering an increased housing number and assessing viable options for delivering any such increase. A review of the available evidence, particularly focusing upon the assumptions made, concluded that a figure of 850 dwellings per annum (dpa) is a more suitable housing figure for the borough, lying in the middle of the range of requirements identified by the available demographic analysis. Following the publication of new population and household formation data in February/March 2015, the Council commissioned consultants Edge Analytics to update their demographic projections. The conclusions support the figure of 850 dwellings per annum as an appropriate housing figure for the borough. Further information on the housing figure is set out in the **Updated Strategic Housing Market Assessment** and **Revised Housing Topic Paper**.

The council has considered the constraints associated with an increased housing figure in terms of environmental impacts, infrastructure provision and wider sustainability impacts. The Environment Agency (EA) was requested to undertake additional **water quality modelling** to assess the potential impacts of an increased housing figure on the river Loddon. This concluded that although 850dpa would potentially lead to deterioration in phosphate concentrations in the river, this can be addressed through a tighter consent regime at Basingstoke Sewage Treatment Works. There would not be deterioration in Water Framework Directive band status and therefore the impacts would be deemed acceptable by the EA. The council also engaged with Southern and Thames Water in respect of the disposal of wastewater arising from developers and they expressed the view that they would be able to treat the waste water resulting from the proposed quantum of development.

The **Transport Assessment** was also updated to consider the associated highway impacts and any additional mitigation that may be required. Overall, the assessment showed that the increase in traffic as a result of the proposed changes could be accommodated on the highway network if a range of mitigation measures were introduced.

Further discussions were also undertaken with other key service providers such as the education authority, and neighbouring local authorities.

In order to meet the additional housing requirement, a review of available sources of housing land was undertaken, including a reassessment of urban/brownfield opportunities, the potential for increased yields on current allocations, and the greater use of contingency supply. Two additional brownfield sites were added to the housing supply as a result and details of these sites can be viewed in the **Strategic**

Housing Land Availability Assessment Addendum. It was also concluded that greater use could be made of the contingency.

As there was still a shortfall following this review, the site assessments for the remaining unallocated Category One housing sites (as outlined in the borough's Strategic Housing Land Availability Assessment) were revisited, with new combinations and parts of sites assessed where suitable. This information, which can be viewed in the newly published **Site Assessment** information, identified that the most suitable site for site was Hounsome Fields towards the south west of Basingstoke.

All of the work has been underpinned by a **Revised Sustainability Appraisal incorporating a Strategic Environmental Assessment (SA)** which considered suitable options for the housing figure and how it could be delivered. This included assessing the sustainability implications of 850 dpa. This concluded that the increased figure would be more effective than the previous target of 748 dpa in addressing sustainability objectives relating to housing delivery, deprivation and social exclusion, whilst not having the negative environmental impacts associated with a higher housing figure. The SA also considered the impact of different delivery options including the impacts of individual sites both individually and cumulatively. In response to concerns raised by the Inspector, the updated SA also provides greater clarity about the spatial options that the council had considered for meeting the overall housing requirement both in terms of the borough-wide strategy and the strategy for growth around Basingstoke.

Any impact of the revised housing strategy upon sites of European nature conservation importance was considered through the **Habitats Regulations Screening Assessment Addendum**. Infrastructure requirements to support development at Hounsome Fields, including the proposed funding mechanisms to secure delivery, are outlined in the **Infrastructure Delivery Plan Addendum**.

In terms of employment, at the exploratory meeting the Inspector raised a soundness concern that the Local Plan did not set a specific job target or range. The council has therefore revisited and updated its **Employment Land Review** to include newly commissioned evidence relating to job forecasts and to take account of the most recent evidence. The ELR identifies an appropriate target of between 450-700 jobs per year during the plan period.

The above has resulted in a number of proposed modifications to the Submission Local Plan outlined fully in parts 4 and 5 of this document. The proposed modifications were discussed through a number of council meetings as listed below:

- Economic, Planning and Housing Committee – 15 January 2015
- Cabinet – 27 January 2015
- Economic, Planning and Housing Committee – 4 March 2015
- Cabinet – 17 March 2015
- Full Council - 26 March 2015

4. New background evidence documents

The proposed modifications are informed by the following supporting documents:

- Revised Sustainability Appraisal incorporating a Strategic Environmental Assessment and a non-technical summary
This includes additional information to address concerns raised by the Inspector, the outcomes of further work on the options around increasing the housing number and site choices, and appraisals of the proposed modifications.
- Habitats Regulations Screening Assessment Addendum
Considers the impact of the proposed modifications upon sites of European nature conservation importance.
- Strategic Housing Market Assessment
An updated assessment of the borough's future housing need taking account of the most recent data, including new population and household formation projections released by CLG.
- Strategic Housing Land Availability Assessment Addendum
The SHLAA identifies sites with potential for housing, identifying how many homes they could provide and when they could be developed. This addendum outlines details of two additional brownfield/urban sites which have been added to the supply as part of the proposed modifications.
- Site Assessment
Provides a detailed assessment of potential housing sites. Newly published information includes revised site assessments for Manydown, Hounsme Fields and land West of Cufaude Lane which were used in considering options for potential additional site allocations.
- Employment Land Review
To identify the borough's future employment needs based upon new and updated information.
- Transport Assessment
An updated Transport Assessment to consider the impact of the new site allocation at Hounsme Fields, in addition to other more recently granted planning permissions, and other significant development proposals. This is accompanied by a short position statement between the Borough Council and Hampshire County Council, as Highways Authority, to outline the approach taken to prepare the Transport Assessment and an agreed view on the findings reached.
- Flood Risk Assessment and Sequential Test
An updated document to provide greater clarity on the impact of development on sites in terms of flooding issues.
- Infrastructure Delivery Plan Addendum

Updated to set out the required infrastructure to support development at Hounsome Fields, including the proposed funding mechanisms to secure delivery.

- Water Quality Modelling
The document updates relevant aspects of the Water Cycle Study to assess the implications on the River Loddon of an increased housing target.
- Housing Topic Paper
A revised Topic Paper which sets out the justification for the housing strategy in the context of the proposed modifications, brings together key information and data from published sources, and includes an updated housing trajectory.
- Equalities Impact Assessment Addendum
To assess the impact of the proposed modifications to the Submission Local Plan upon protected characteristic groups and other potentially vulnerable groups.

These documents, and other background evidence, are available to view on the Council's website under the Planning Policy webpages:

www.basingstoke.gov.uk/go/localplan

5. Schedule of Proposed Modifications

Change Reference	Para no. in Submission Local Plan	Page no. in Submission Local Plan	Description of minor change	Explanation of change
PM1	4.5	25	'A local housing figure of 748 <u>850</u> units per annum...'	To reflect updated housing requirement.
PM2	4.7	26	'The assessment on the implications of the housing number on the balance between jobs and workers concluded that the 748 <u>850</u> figure.....'	To reflect updated housing requirement.
PM3	4.7	26	'.....would help to support an increase in the region of 7,300 <u>8,100-12,600</u> jobs over 2011-2029 period.'	Jobs figure amended to reflect Policy EP1.
PM4	Table 2	27	Revisions to housing land supply table (Table 2) Number of Homes Required to be Built 748 <u>850</u> x 18 years 13,464 <u>15,300</u> Homes Built (Completions) in 2011-2014 1,527 What is currently available in the future (supply) <ul style="list-style-type: none"> • Sites with planning permission 2,465 <u>2,535</u> • Small site windfall 600 • Urban/brownfield opportunities 2,685 <u>2,820</u> • Regeneration 200 Total Supply 5,950 <u>6,155</u> Remaining requirement to be met through Local Plan allocations 5,987 <u>7,618</u>	To reflect updated housing requirement and land supply position.
PM5	4.11	27	'there is a need for around 6,000 <u>7,600</u> additional homes to be identified through Local Plan allocations'.	To reflect updated housing requirement and land supply position.
PM6	4.12	27	'considered by the Strategic Housing Market Assessment 2013 ...'	Change made to ensure that the plan remains up to date over the whole

Change Reference	Para no. in Submission Local Plan	Page no. in Submission Local Plan	Description of minor change	Explanation of change
				plan period and reflects the most up to date evidence base.
PM7	Policy SS1	32	'will make provision to meet 43,464 <u>15,300</u> dwellings and...'	To reflect updated housing requirement.
PM8	Policy SS1	32	Change criterion d to read, 'Allocating the Greenfield sites set out in Policy SS3 to provide approximately 6,940 <u>7,690</u> dwellings over the plan period'.	To reflect additional housing site allocation at Hounsome Fields.
PM9	Policy SS3	36	Add new site: <u>SS3.12, Hounsome Fields, Approx 750 homes, Timescale 2017/18 – 2028/29</u>	To include additional allocated site.
PM10	Policy SS3.11	48	'This 43.4 hectare site lies to the south west of Basingstoke <u>and</u> will deliver a high quality <u>mixed use</u> development that will.'	To improve clarity and consistency with other site allocation policies.
PM11	Policy SS3.11	48	Change criterion c to read: 'Include the provision of social and physical infrastructure, including the provision of a community centre, local shopping facilities, <u>and</u> sports facilities including playing pitches and a two-form entry primary school; '	Requirement for primary school removed from policy, as primary school is to be provided on Hounsome Fields.
PM12	Policy SS3.11	48	Change criterion g to read: 'Provide all-purpose vehicular access from both Winchester Road (A30) and Beggarwood Lane supported by emergency accesses, <u>ensuring that the most appropriate location for access from the A30 is identified, taking into account the requirement to access Hounsome Fields (SS3.12);</u> '	To reflect inter-relationship between Basingstoke Golf Club and new site allocated at Hounsome Fields.
PM13	Policy SS3.11	48	Change criterion i to read: '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	To reflect inter-relationship between Basingstoke Golf Club and new site allocated at Hounsome Fields.

Change Reference	Para no. in Submission Local Plan	Page no. in Submission Local Plan	Description of minor change	Explanation of change
			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 and <u>providing safe and convenient crossing points to facilities provided on Hounsome Fields (SS3.12);</u>	
PM14	Policy SS3.11	48	Additional criterion o: <u>'Ensure, through joint masterplanning, that it provides a comprehensive development with the Kennel Farm (policy SS3.2) and Hounsome Fields (policy SS3.12) allocations.'</u>	To reflect inter-relationship between Basingstoke Golf Club, Kennel Farm, and new site allocated at Hounsome Fields.
PM15	Policy SS3.12 – Hounsome Fields	49	New site allocation policy for Hounsome Fields: <u>'This 43 hectare site lies to the south west of Basingstoke and will deliver a high quality mixed-use development that will:</u> <u>a) Make provision for approximately 750 dwellings;</u> <u>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);</u> <u>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 a three form entry primary school;</u> <u>d) Respond positively to the special characteristics and sensitivities of the landscape, ensuring that the density, heights and layout of buildings respond positively to the site and its setting and minimise any visual impact;</u> <u>e) Include a robust landscape strategy that creates a strong</u>	New site allocation policy.

Change Reference	Para no. in Submission Local Plan	Page no. in Submission Local Plan	Description of minor change	Explanation of change
			<p><u>defensible boundary between the site and open countryside, respecting the Roman Road as a landscape feature and existing hedgerows and woodlands. The layout should incorporate the existing landscape structure within the proposal, reinforcing and extending the existing green infrastructure network within the site, ensuring that links are made with the green infrastructure network outside the site;</u></p> <p><u>f) Avoid or mitigate direct and indirect adverse impacts on key species and habitats, including nearby Sites of Importance for Nature Conservation (SINCs) through adequate buffering, ensuring the retention of key woodland areas and by mitigating and/or compensating any adverse impacts to ensure a net gain in biodiversity. Opportunities will be taken to create and enhance habitat connectivity between existing key habitats;</u></p> <p><u>g) Conserve and enhance the architectural and historic significance of the Grade II listed Southwood Farmhouse and its setting, which lies close to the south western boundary of the site, subject to allowing a sufficient landscape buffer to preserve a sense of the rural setting and context of the listed building, and ensuring that adequate mitigation measures to protect its setting are put in place;</u></p> <p><u>h) Include measures to mitigate the impact of development on the local road network including improvements to the A30 corridor;</u></p> <p><u>i) Provide all-purpose vehicular accesses from the Winchester Road (A30), ensuring that the most appropriate location for this is identified, taking into account the requirement to provide vehicular access to site SS3.11 (Basingstoke Golf Course);</u></p> <p><u>j) 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,</u></p>	

Change Reference	Para no. in Submission Local Plan	Page no. in Submission Local Plan	Description of minor change	Explanation of change
			<p><u>improving the links to the existing Winchester Road bus stops, and providing safe and convenient crossing points for the A30;</u> <u>k) Make provision for vehicular access requirements that may be needed to serve future development to the north-west of the site;</u> <u>l) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy;</u> <u>m) Avoid development and points of access in the vicinity of the part of the site falling within flood zone 2;</u> <u>n) 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 infrastructure network;</u> <u>o) Ensure acceptable noise and air quality standards can be met within homes and amenity areas through suitable design and noise and air quality mitigation measures in light of the proximity of the site to the A30;</u> <u>p) Incorporate and/or promote renewable energy technologies;</u> <u>g) Ensure that, through joint masterplanning, it provides for a comprehensive development with the Kennel Farm (policy SS3.2) and Basingstoke Golf Course (policy SS3.11) allocations.</u> <u>Development on site will deliver homes in the period 2017/18 to 2028/9, in accordance with the requirement to maintain a five year supply of deliverable housing sites'.</u></p>	
PM16	4.43	49	<p>'The allocations, in conjunction with other sources of supply outlined elsewhere in the plan, offer a 15 year supply of housing sites and allow for an appropriate contingency of approximately 1,080 dwellings to allow a small contingency to account for any delays in respect of sites not being available to come forward at the time envisaged'.</p>	Amended to reflect updated housing requirement and land supply position.
PM17	Policy CN5	69	<p>'The council will meet the identified need for Gypsies, Travellers and Travelling Showpeople through the provision of plots and / or</p>	To include cross-references to new

Change Reference	Para no. in Submission Local Plan	Page no. in Submission Local Plan	Description of minor change	Explanation of change
			<p>pitches as part of Greenfield allocations as set out in policies SS3.9, SS3.10, andSS3.11 <u>and SS3.12.</u></p> <p>'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, andSS3.11 <u>and SS3.12</u>, they will only be permitted where':</p>	Policy SS3.12 (Hounsome Fields).
PM18	7.4a (additional paragraph)	116	<p>Additional paragraph added after para 7.4</p> <p><u>'7.4a The Local Plan includes a jobs target range of between 450-700 net new jobs per annum which sets out the likely job growth in the borough during the plan period and sets the economic context against which the housing provision is set. The range is based on past trends, future jobs modelling and labour supply information and the Employment Land Review provides a detailed evidence base for this range'.</u></p>	To provide context for the jobs figure included in policy EP1.
PM19	Policy EP1	118	<p>Additional wording at beginning of Policy EP1:</p> <p><u>'Within the period 2011-2029, the Local plan will aim to support the creation of between 450-700 jobs per annum (8,100-12,600 during the plan period).'</u></p>	To include a jobs target in the Plan, as requested by the Inspector at the exploratory meeting in December 2014.
PM20	Policy EP1 Implementation and Monitoring	119	<p>Additional criterion:</p> <p><u>'• annual monitoring data on net new jobs in borough'</u></p>	To effectively monitor the changes to Policy EP1.

6. Relevant extracts from the Submission Local Plan showing the proposed modifications in context, as tracked changes

(changes shown underlined or ~~crossed out~~ in blue)

This section includes the following extracts of the Submission Local Plan. Please note that the page numbers given relate to the Submission Local Plan rather than this document.

Section 4 - Delivery of the strategy:

- Introductory text and Policy SS1 - paragraphs 4.1 - 4.39 (pages 24-33 of Submission Local Plan)
- Policy SS3 (page 36 of Submission Local Plan)
- Policy SS3.11 (page 48 of Submission Local Plan)
- Policy SS3.12 (new policy)
- Supporting text to SS3 policies - paragraphs 4.43-4.45 (page 49 of Submission Local Plan)

Section 5 – Community Needs:

- Policy CN5 and supporting text - paragraphs 5.36 – 5.45 (pages 69-71 of the Submission Local Plan)

Section 7 – Economic Development

- Introductory text, Policy EP1 and supporting text – paragraphs 7.1 – 7.11 (pages 115-119 of the Submission Local Plan)

4. Delivery of the strategy

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

Housing Delivery

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

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

Housing Target

- 4.5 A local housing figure of ~~748~~ 850 units per annum over the plan period has been established through a combination of technical studies which form part of the evidence base for the Local Plan. This has included the result of consultation with local communities in 2010 to understand their aspiration on future housing provision. The local housing figure meets the borough's 'objectively assessed need'.
- 4.6 The target which meets objectively assessed needs has been formulated by taking into account the following:
- population size, including the number of births and deaths in the borough using information from the 2011 Census (i.e. the needs of the growing population)
 - net migration, including those moving into and out of the area from other parts of the UK and overseas, and
 - average household size, to reflect the way in which the population forms into households (i.e. the needs created from a reduction in the average household size)
 - the number of people living in institutional accommodation (i.e. care homes)
 - the proportion of vacant/second homes that are likely to be brought back into use in the future
 - population, household and housing forecasts using demographic modelling technology¹
 - Sensitivity testing (e.g. the implications on the borough's housing requirement of the current government's intention around enforcing a more stringent control on national immigration).
- 4.7 Against the backdrop of the demographic factors, implications of the housing requirement on the local economy and labour market have been considered, to ensure that there would be no unintended adverse consequences on the local economy. This took into account the aspirations for the borough's economy over the plan period which is to achieve growth in population and prosperity whilst minimising the impact on the environment, for example through raising productivity and encouraging sustainable business practices (such as increased remote working). The assessment on the implications of the housing number on the balance between jobs and workers concluded that the ~~748~~ 850 figure would help to support an increase in the region of ~~7,300~~ 8,100-12,600 jobs over the 2011-2029 period.
- 4.8 In addition to the consideration of local demographic and economic issues, it is important to note the evidence base that supports the local plan and the local housing requirement. In particular:
- the Strategic Housing Market Assessment (SHMA)
 - the Strategic Housing Land Availability Assessment (SHLAA), and

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

- the Sustainability Appraisal which tested a range of housing numbers and the implications of each on social, economic and environmental factors.

- 4.9 The council recognises the constraints on growth imposed by the existing infrastructure of the borough. In particular, our natural increase in population will increase treated effluent discharges from the sewage treatment works at Chineham into the River Loddon, which is currently failing to meet ‘good’ status under the Water Framework Directive. The treatment works are using the best available technology and, as such there is no way of preventing this increase which is potentially damaging to the biodiversity of the river. In response to this the increase in these discharges needs to be carefully monitored, whilst at the same time being consistent with the requirement to meet objectively assessed housing need. The outcomes of trials may result in the implementation of new technologies for treatment works in the future and this position, and its potential impacts, will also be monitored.
- 4.10 The strategy for the distribution of development in the borough and the allocation of sites, has been informed by the components of the borough’s existing land supply, this information has enabled us to calculate the amount of development needed on sites to meet the borough’s locally determined housing requirements which the following table sets out:

Number of Homes Required to be Built: 850 x 18 years	<u>15,300</u>
Homes Built (Completions) in 2011 - 2014	1,527
What is currently available in the future (supply)	
• Sites ² with planning permission	2,535
• Small site windfall	600
• Urban/brownfield opportunities ³	<u>2,820</u>
• Regeneration	200
Total supply	<u>6,155</u>
Remaining requirement to be met through Local Plan allocations	<u>7,618</u>

- 4.11 Taking into account the above, and in addition to the sources of supply listed, there is a need for around ~~6,000~~ 7,600 additional homes to be identified through the Local Plan.

Housing Distribution

- 4.12 The Local Plan builds on the existing settlement patterns, focusing all forms of development primarily on Basingstoke, including Chineham, followed by

² A breakdown of sites is provided as a part of the borough’s authority housing monitoring. Sites with planning permission include two allocations listed under Policy SS3, namely SS3.2 Kennel Farm (approximately 310 units) and SS3.4 North of Popley (approximately 450) which received planning permission in 2013/14 when the plan was in draft form.

³ Comprises of opportunity sites from the SHLAA, discounted by 10% for years 5-15, and four sites previously allocated in the Adopted Basingstoke and Deane Borough Local Plan 1996-2011.

appropriate levels of growth in the smaller settlements of Whitchurch, Overton, Bramley, Kingsclere and Oakley. This approach is being followed on the basis that Basingstoke is where the most need arises. Basingstoke is also where the majority of services/facilities are located and can be utilised and improved upon, and is where most opportunities exist for new development and employment. The strategy for growth recognises the level of need across the borough as considered by the Strategic Housing Market Assessment [2013](#) and seeks to respond to the most acute identified need. The level of need has informed the level of growth allocated to the smaller settlements and forms part of the rationale for this approach in conjunction with the population of the settlements, historic growth, available services/facilities, employment opportunities and accessibility. The identified level of growth for each settlement responds to the unique circumstances of the area and has also been developed following consideration of the consultation responses and the evidence base.

- 4.13 The Local Plan supports the principle of developing appropriately located brownfield sites and making the best use of regeneration opportunities in the urban area, while recognising the needs of different housing market areas to meet needs. This approach has enabled the council to manage and control the amount of Greenfield land required to meet growth. The approach set out in the Local Plan will ensure protection of the borough's environmental assets through allocating 0.4% of the borough's Greenfield land for development over the plan period.

Basingstoke

- 4.14 Basingstoke, including Chineham, is the borough's largest settlement with a population of approximately 104,000 (2011) representing 60% of the borough's population. The town has excellent transport links, being in close proximity to the M3, and a wide variety of available services/facilities with a defined town centre and district centres at Brighton Hill and Chineham offering a range of retail and employment opportunities.
- 4.15 Basingstoke town and the surrounding industrial sites and estates provide around 66,900 jobs (2011), around 80% of all employment in the borough. Unemployment stands at around 2.4% of the working age population (2013).
- 4.16 The town is diverse and is comprised of a number of distinct neighbourhoods, such as Popley and Buckskin, which built up as the town expanded. More recently, the town has seen significant growth, including Chineham and Hatch Warren, with subsequent developments at Beggarwood, Rooksdown and Sherfield Park. These complement the more traditional historic areas of Brookvale, Fairfields and South View, which have been designated as conservation areas. It is vital that future development retains the special character and distinctiveness of the different areas of the town, utilising opportunities to improve upon the character of the area wherever possible.
- 4.17 Given the size of the town, the high level of facilities and services available, including employment opportunities and the level of housing need (in 2013 there were around 5,300 households on the Housing Register in the urban

area of the town), the town is the main focus for growth over the plan period. A large proportion of the growth will be delivered through a number of allocations of varying size around the town (as set out in Policy SS3) which will avoid concentrating development in one area. This distribution approach is in line with views from the 'New Homes' consultation which identified that only a small proportion of respondents favoured a single large development on the outskirts of Basingstoke. This approach helps to make best use of available infrastructure capacity spreading development around the town to the north, east and south west with a view to integrating development with the existing built form.

Whitchurch

- 4.18 Whitchurch is one of the borough's larger settlements with a population of 4,676 (2011, Whitchurch Parish), and approximately 2,140 dwellings, representing 3% of the borough's overall population. Whitchurch is an attractive rural town with a town centre, conservation area and a number of listed buildings. Its unique character will be conserved and enhanced over the plan period. The town is situated in an attractive landscape bordering an Area of Outstanding Natural Beauty to the north and west with the River Test (designated as a SSSI) to the south of the settlement.
- 4.19 The town benefits from a number of key services including a railway station providing links to Basingstoke, Andover and London and bus connections to Basingstoke, Andover and Winchester. The town is situated adjacent to the A34 trunk road which links Whitchurch with Newbury and Winchester. It has both a primary and secondary school and local shops and facilities including a doctors surgery and library. Its town centre is defined in Policy EP3 as a District Centre. The residents of Whitchurch may be dependent on Andover and Basingstoke for higher order services, including main food shopping.
- 4.20 The employment base for the Town focuses on light industrial and the service sector and there are approximately 1,800 employee jobs in Whitchurch Ward. Unemployment in the town has remained low, standing at 1.5% in 2013, lower than the borough average of 1.9%. The Town attracts a significant number of visitors which generates income for the local economy. The Town has accommodated relatively low levels of development in recent years and local housing need stood at 137 households in 2012.
- 4.21 Given the size of the town, the level of facilities and services available and its links to higher order services, in addition to the level of local housing need, a Greenfield allocation (set out in Policy SS3.6) is made to deliver approximately 150 new homes. A further allocation of 200 homes has been made to meet the longer term needs of the town through Policy SS5. These homes will be delivered through mechanisms such as Neighbourhood Planning, in response to the ambitions of the local community which are reflected in Whitchurch Parish becoming a designated area for Neighbourhood Planning purposes in 2013. The Local Plan also allocates a 1 ha site for a station car park to the north of the town (Policy SS11).

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

Overton

- 4.23 Overton is a relatively large village to the south west of the borough, having a population in the region of 4,315 (2011, Overton Parish) which represents 2.6% of the borough's population. In 2011 there were 1,885 dwellings in the Parish. Overton is an historic village concentrated around a crossroads on the B3400, with a number of listed buildings and a conservation area. It is situated in an attractive part of the landscape which the River Test (designated as a SSSI) flows through.
- 4.24 The village benefits from a number of key services including a railway station providing links to Basingstoke, Andover and London and bus connections to Basingstoke, Andover and Winchester. It has a primary school and local shops and facilities including a doctor's surgery and library. Its shopping centre is defined in Policy EP3 as a District Centre. The residents of Overton may be dependent on Andover and Basingstoke for higher order services, including main food shopping. The areas of Overton, Laverstoke and Steventon combined provide 2,100 jobs.
- 4.25 Given the size of the village, the level of facilities and services available and its link to higher order services, in addition to the level of local housing need (in 2013 there were 115 households in housing need in the Overton, Laverstoke and Steventon Ward), a Greenfield allocation (set out in Policy SS3.5) is made to deliver approximately 120 new homes. A further allocation of 150 homes has been made to meet the longer term needs of the village through Policy SS5. These homes will be delivered through mechanisms such as Neighbourhood Planning. Overton Parish became a designated area for Neighbourhood Planning purposes in 2013.
- 4.26 General infrastructure constraints including sewerage infrastructure, the road network and education provision will be addressed, where possible, in the site specific policies and through the IDP.

Bramley

- 4.27 Bramley is a relatively large village to the north east of Basingstoke town, having a population of 4,233 (2011, Bramley Parish) which comprises 2.5% of the borough's overall population. In 2011 there were 1,662 dwellings in the Parish. From its historic core, which is designated as a conservation area, the village has developed in a predominantly linear fashion, with housing interspersed with areas of open countryside and undeveloped land.
- 4.28 Bramley has some local facilities including a railway station providing access to Basingstoke and Reading and bus connections to Basingstoke. It has a primary school, local shop, public house and community facilities. Residents of surrounding villages may rely on these local services for day to day needs

whilst the residents of Bramley may be dependent on Basingstoke for higher order services, including main food shopping. There are around 1,300 employee jobs in Bramley and Sherfield Ward. Unemployment is low (1% of the working age population compared to the borough average of 1.9% (2013)).

- 4.29 Given the size of the village, the level of facilities and services available, and the level of local housing need (in 2013 there were 72 households in housing need in the parish) an allocation of 200 homes has been made to meet the needs of the village through Policy SS5 (Neighbourhood Planning). This approach recognises the strength of local discontent with recent development in the village and allows the local community to identify a locally supported approach to accommodating growth rather than allocating a specific site. Homes will therefore be delivered through mechanisms such as Neighbourhood Planning, and Bramley Parish became a designated area for Neighbourhood Planning purposes in 2013.
- 4.30 Development could be brought forward on multiple sites or on one phased site to ensure proposals respond positively to the character of the area and help create a more integrated community. This approach will ensure Bramley grows more organically, creating an integrated community that responds to the needs of the area.

Kingsclere

- 4.31 Kingsclere is a historic village located towards the north of the borough with a population of 3,163 (2011, Kingsclere Parish), which represents nearly 2% of the borough's population. In 2011 there were 1,457 dwellings in the Parish. The village is adjacent to the A339 Newbury Road, which forms a hard northern boundary. It is situated in attractive countryside, lying at the junction between the chalkland landscape to the south and the clay landscape to the north. The land to the south of the village is designated as an Area of Outstanding Natural Beauty whilst the historic core of the village is designated as a conservation area. Due to the physical characteristics of the village, it is relatively constrained in terms of accommodating future growth.
- 4.32 The village supports a range of local facilities including a primary school, community facilities and some limited employment opportunities, and the shopping centre is designated as a local centre under Policy EP3. There is currently an hourly bus service between Newbury and Basingstoke. Residents of surrounding villages may rely on Kingsclere's local services for day to day needs whilst the residents of Kingsclere may be dependent on neighbouring towns for higher order services, including main food shopping. Unemployment is low at 1% of the working age population compared to the borough average of 1.9%. There are around 1,600 jobs in Kingsclere Ward. In 2013 there were 93 households on the Housing Register in Kingsclere, a level which has remained static in recent years.
- 4.33 Given the size of the village, the more limited facilities and services available, and the settlement's physical constraints, an allocation of 50 homes has been made in Policy SS5 (Neighbourhood Planning) for the plan period. New development will respect the character and appearance of the village allowing

for limited growth that will sustain the existing service provision and help to meet local housing needs. Homes will be delivered through mechanisms such as Neighbourhood Planning, in response to the ambitions of the local community which are reflected in Kingsclere Parish becoming a designated area for Neighbourhood Planning purposes in 2013.

Oakley

- 4.34 Oakley is a relatively large, compact village located to the west of Basingstoke, to the south of the B3400. It has a population of 5,086 (2011, Oakley Parish) comprising 3% of the borough's overall population. In 2011 there were around 2,165 dwellings in Oakley Parish. The village, which comprises primarily post war housing, has a historic core with a number of listed buildings and a conservation area.
- 4.35 Oakley has a range of local facilities, including a primary school, local shops, a doctors' surgery and is served by regular buses providing connections to Basingstoke, Andover and Winchester. The Ward of Oakley and North Waltham provides around 1,500 jobs. Unemployment is low at 0.9% of the working age population (May 2013) compared to the borough average of 1.9%.
- 4.36 Given the size and population of the village, the presence of some local services, and the relatively high level of local housing need (in 2013 there were 425 households in housing need in Oakley and North Waltham), an allocation of 150 homes has been made to meet the needs of the village through Policy SS5. This approach also reflects the relatively modest level of growth in the village compared to other settlements over the last 10 years. Homes will be delivered through mechanisms such as Neighbourhood Planning, in response to the ambitions of the local community which are reflected in Oakley Parish becoming a designated area for Neighbourhood Planning purposes in 2013.

Other settlements

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

seeks to support appropriate development in our smaller settlements to which criteria based Policy SS6 relates to enable the on-going sustainability of these settlements and to aid the delivery of appropriate housing at the local level.

Housing Delivery Policies

Policy SS1 - Scale and Distribution of New Housing

Within the period 2011 – 2029, the Local Plan will make provision to meet 13,464 15,300 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 regeneration 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 6,940-7,690 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.

Implementation and Monitoring

The policy will be implemented by:

- the determination of planning applications

The policy will be monitored by:

- annual monitoring of all housing completions including the number of units (and where there is a net loss) and the location of the houses, through the Authority Monitoring Report.

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

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 application⁴. 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 Blosswood Lane /Manor Farm, Whitchurch	Approx 150 homes	2015/16 – 2019/20
SS3.7	Redlands, adjacent to Basingstoke	Approx 150 homes	2017/18 – 2024/25
SS3.8	Upper Cufaude Farm	Approx 390 homes	2020/21 - 2024/25
SS3.9	East of Basingstoke, Basingstoke	Approx 450 homes	2017/18 – 2024/25
SS3.10	Manydown, Basingstoke	Approx 3,400 homes	2017/18 – 2028/29
SS3.11	Basingstoke Golf Course, Basingstoke	Approx 1,000 homes	2020/21 – 2028/29
SS3.12	Hounsome Fields, Basingstoke	Approx 750 homes	2017/18 – 2028/29

⁴ Appendix 5 sets out the detailed requirements to be satisfied when preparing Masterplans and Development Briefs.

Policy SS3.11 – Basingstoke Golf Course

This 43.4 hectare site lies to the south west of Basingstoke and will deliver a high quality mixed-use 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, and sports facilities including playing pitches; ~~and 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) Avoid or mitigate direct and indirect adverse impacts on key species and habitats, including the adjacent Peak Copse Site of Importance for Nature Conservation through adequate buffering, ensuring the retention of key woodland areas and less managed grasslands and by mitigating and/or compensating any adverse impacts to ensure a net gain in biodiversity. Opportunities will be taken to create and enhance habitat connectivity between existing key habitats;
- 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, ensuring that the most appropriate location for access from the A30 is identified, taking into account the requirement to access Hounsome Fields (SS3.12);
- 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 and providing safe and convenient crossing points to facilities provided on Hounsome Fields (SS3.12);
- 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.
- o) Ensure, through joint masterplanning, that it provides a comprehensive development with the Kennel Farm (policy SS3.2) and Hounsome Fields (policy SS3.12) allocations.

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.

SS3.12 – Hounsome Fields

This 43 hectare site lies to the south west of Basingstoke and will deliver a high quality mixed-use development that will:

- a) Make provision for approximately 750 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 a three form entry primary school;
- d) Respond positively to the special characteristics and sensitivities of the landscape, ensuring that the density, heights and layout of buildings respond positively to the site and its setting and minimise any visual impact;
- e) Include a robust landscape strategy that creates a strong defensible boundary between the site and open countryside, respecting the Roman Road as a landscape feature and existing hedgerows and woodlands. The layout should incorporate the existing landscape structure within the proposal, reinforcing and extending the existing green infrastructure network within the site, ensuring that links are made with the green infrastructure network outside the site;
- f) Avoid or mitigate direct and indirect adverse impacts on key species and habitats, including nearby Sites of Importance for Nature Conservation (SINCs) through adequate buffering, ensuring the retention of key woodland areas and by mitigating and/or compensating any adverse impacts to ensure a net gain in biodiversity. Opportunities will be taken to create and enhance habitat connectivity between existing key habitats;
- g) Conserve and enhance the architectural and historic significance of the Grade II listed Southwood Farmhouse and its setting, which lies close to the south western boundary of the site, subject to allowing a sufficient landscape buffer to preserve a sense of the rural setting and context of the listed building, and ensuring that adequate mitigation measures to protect its setting are put in place;

- h) Include measures to mitigate the impact of development on the local road network including improvements to the A30 corridor;
- i) Provide all-purpose vehicular accesses from the Winchester Road (A30), ensuring that the most appropriate location for this is identified, taking into account the requirement to provide vehicular access to site SS3.11 (Basingstoke Golf Course);
- j) 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, improving the links to the existing Winchester Road bus stops, and providing safe and convenient crossing points for the A30;
- k) Make provision for vehicular access requirements that may be needed to serve future development to the north-west of the site;
- l) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy;
- m) Avoid development and points of access in the vicinity of the part of the site falling within flood zone 2;
- n) 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 infrastructure network;
- o) Ensure acceptable noise and air quality standards can be met within homes and amenity areas through suitable design and noise and air quality mitigation measures in light of the proximity of the site to the A30;
- p) Incorporate and/or promote renewable energy technologies;
- q) Ensure that, through joint masterplanning, it provides for a comprehensive development with the Kennel Farm (policy SS3.2) and Basingstoke Golf Course (policy SS3.11) allocations.

Development on site will deliver homes in the period 2017/18 to 2028/9, in accordance with the requirement to maintain a five year supply of deliverable housing sites.

- 4.43 Policy SS3 lists the Greenfield allocations, with separate individual policies for each of the allocations, describing in detail the development that will take place. Sites have been selected through a careful site assessment and detailed testing through the sustainability appraisal process. The allocations are defined on the Policies Maps. The allocations, in conjunction with other sources of supply outlined elsewhere in the plan, offer a 15 year supply of housing sites and allow for ~~an appropriate contingency of approximately 1,080 dwellings to allow~~ a small contingency to account for any delays in respect of sites not being available to come forward at the time envisaged.
- 4.44 Development proposals will be required to take into account the key issues identified for each site, and are expected to come forward in line with the phasing outlined, in order to provide a five year supply of sites. Development briefs or masterplans will be prepared in conjunction with the landowner, through consultation with the local community and service providers to guide subsequent planning applications, where appropriate. These will describe the

key issues for each site and establish more detail on the types and location of development.

- 4.45 All development proposals for each of the sites will make provision for the required infrastructure to support and sustain the development in accordance with Policy CN6 (the infrastructure policy).

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 and SS3.12.

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 and SS3.12, they will only be permitted where:

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

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

5.36 The council has a commitment to support sustainable communities and address housing needs. This applies to the travelling communities as well as settled communities.

5.37 The council as the local planning authority is required to identify sites for the likely permanent and transit site accommodation to meet the needs of Gypsies, Travellers and Travelling Showpeople.

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

Gypsies and Travellers means:

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

Travelling showpeople means:

5.40 “Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family’s or dependants’ more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excludes Gypsies and Travellers as defined above.”

5.41 National planning policy for Traveller Sites requires local planning authorities to identify and update annually, a supply of specific deliverable⁵ sites sufficient to provide five years’ worth of sites against their locally set targets. The council conducted an assessment of the accommodation needs of gypsies, travellers and travelling show people within the borough (June 2012) which concludes that there is a need for seven additional permanent residential pitches and two temporary stopping places to be provided within the borough by 2017.

5.42 The Local Plan sets a strategy for providing accommodation for gypsies in the longer term, through the delivery of sites on the three largest housing allocations. Short term needs are being progressed outside of the Local Plan and any unmet need will be considered in the preparation of the Settlement Policy Boundary Review DPD which will commence on the adoption of this plan.

5.43 It is important to ensure that Gypsy, Traveller and Travelling Showpeople sites are accessible and that there is convenient access to local services and facilities, specifically educational, medical and welfare services to meet needs. The available provision of local services, especially schools, to meet the needs of the occupiers must also be reviewed and appropriately addressed. When considering applications for sites, the council will take the following factors into account:

5.44 **Suitability of the site** –Contaminated sites, site close to power lines, railway lines, un-neighbourly uses should be avoided unless the impact can be mitigated. Caravans, mobile homes and park homes are highly vulnerable to flood risk. Therefore sites in Flood Zone 3 will not be permitted and sites in Zone 2 will be required to satisfy the Sequential and Exception tests.

⁵ To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that development will be delivered on the site within five years and in particular that development of the site is viable.

5.45 **Sustainability of the location** – Locations in or near existing settlements are more likely to have reasonable access to local health, educational and retail facilities. Such locations will also allow for integration between the settled and travelling communities. Sites in such locations will also help improve access to employment opportunities and public transport by a variety of means other than private car.

Nationally recognised designations – AONBs, SSSI, conservation areas etc. should be avoided unless there are no alternative locations and any identified impacts can be adequately minimised.

Implementation and Monitoring

The policy will be monitored through;

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

7. Economic Development

7.1 The aim of the Local Plan is to maintain and enhance the borough's position as a prosperous economic centre which is vital in ensuring that the borough is a good place to live, work and visit.

7.2 To achieve this, the following economic policies aim to:

- enhance existing and enable the provision of new high quality employment space;
- direct new employment provision to the appropriate locations;
- support key employment sectors;
- protect and enhance the role, vitality and vibrancy of the borough's town, district and local centres;
- enable proposals for farm diversification and rural tourism which support economic development in the borough's smaller settlements and countryside.

7.3 It provides a planning framework to help retain current levels of economic activity and productivity and help provide the built infrastructure to enable sustainable economic growth. In doing so it will help ensure Basingstoke remains "open for business" and supports the needs of businesses across the Borough.

The policies within this chapter will therefore set the framework for achieving the following objectives: A (sustainable growth), B (sustainable transport), D (attractiveness to workers, residents and visitors), E (thriving rural economy), G (delivery of infrastructure), I (regeneration).

7.4 Sustainable economic development is a key element of national planning policy. Historically, Basingstoke's economy has been very successful based on its location and the diversity of the sectors present. The borough has a strong and diverse economy with a good balance of businesses in knowledge based sectors (including advanced manufacturing and ICT), financial/business services, logistics/distribution and environmental technologies. This is combined with a diverse rural economy including food production, equestrian related businesses and rural crafts. A key objective of the council is to maintain and where possible enhance, this economic diversity.

7.4a [The Local Plan includes a job target range of between 450-700 net new jobs per annum which sets out the likely job growth in the borough during the plan period and sets the economic context against which the housing provision is set. The range is based upon past trends, future job modelling and labour supply information and the Employment Land Review provides a detailed evidence base for this range.](#)

7.5 As well as supporting existing business to innovate/grow and encouraging the formation of new businesses, an important element of the sustainable economic development of the borough is attracting new investment, both in the form of new businesses moving in and investment in the physical

(including fibre optic broadband and mobile telecommunications) and social infrastructure (education and training).

- 7.6 The Council will work with partners, including the Local Enterprise Partnership (LEP), to seek improvements to the infrastructure necessary to support the economic development of the borough. All new development (both commercial and residential) will be required to promote buildings that are durable, flexible and adaptable and able to respond to changing technological and economic conditions. In addition, developers will need to demonstrate that existing or planned infrastructure (including ICT infrastructure to support economic development) is sufficient to meet the needs of new development.
- 7.7 Crucial to retaining existing businesses and attracting new businesses into the borough is the supply of employment land and premises of the right quality, type and size. The Employment Land Review provides a detailed assessment of the supply of employment floorspace within the borough and the likely future demands. The ELR concludes the following for the office, industrial and warehousing property markets in the borough:

Office

- The Basingstoke and Deane office market is very distinct and larger than those in neighbouring authorities. There is a shortage of quality (Grade A) office floorspace and an oversupply of poor quality office floorspace which is unattractive to the market, reflected by the high vacancy rate for office accommodation within Basingstoke town.
- The future demands for office floorspace can be met through the development of vacant plots at established employment locations and the regeneration or redevelopment of established employment locations such as Basing View. The emerging Basing View Masterplan will set out the details of the redevelopment proposals for the site. This will both reduce the supply of poor quality office stock and deliver modern (Grade A) office floorspace at this highly accessible location.
- Given the identified supply of land suitable for new office accommodation and the projected demand for office accommodation over the plan period, there is an identified oversupply of land. In addition, given the amount of poor quality office accommodation in the borough and high office vacancy rates (specifically lower grade stock) there is scope for some employment sites currently occupied by office floorspace to be lost to other employment uses or alternate uses to rebalance the office market within Basingstoke town.

Industrial and Warehousing

- Basingstoke town is an important commercial centre in Hampshire with a large concentration of industrial and warehousing floorspace.
- The industrial commercial property market in the borough functions well with a vacancy rate of 8 percent. This is within the thresholds for a functioning property market.
- There is a need to maintain a supply of good quality and affordable start up units.

- Market signals indicate that there is demand for land for new industrial and warehousing / distribution premises in the borough from potential inward investors.
- There could be a need for up to 5,200 sqm2 of industrial floorspace over the local plan period.
- The proximity of Basingstoke town to the south coast and strategic road network makes it particularly appealing for logistics. Over the plan period the borough will require up to 122,000 sqm1 of storage / distribution floorspace to meet future needs. The report identifies that there is a shortfall of land storage / distribution uses in the borough and suggests that the council explore opportunities for allocating new employment sites. There is a lack of medium sized sites available for warehousing.
- Land currently designated for industrial and warehousing uses should be protected, subject to viability. The allocation of a new site or sites for industrial and distribution uses would provide flexibility and allow a rapid response to changes in economic circumstances.

7.8 The ELR identifies that Basingstoke and Deane has a relatively tight labour market. One possible way to mitigate this is through maximising the potential of the existing population to fill jobs created in the borough, through the use of employment, skills and training development initiatives. Such initiatives could be sought through section 106 agreements.

7.9 The allocated Strategic Employment Areas, as defined on the Policies Map, are the main locations for employment development in the borough, reflecting their suitability and scope to accommodate development in the future. However, it is acknowledged that to meet the identified and forecast needs of both the industrial and distribution sectors, the council will need to identify sites for such uses. These allocations will be made through the production of a subsequent Development Plan Document.

Policy EP1 – Economic Growth and Investment

[Within the period 2011-2029, the Local plan will aim to support the creation of between 450-700 jobs per annum \(8,100-12,600 during the plan period\).](#)

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.
- g) Distribution and logistics in suitable locations.

7.9a For the purposes of Policy EP1 an 'employment use' includes the B Class uses i.e. B1 business (including offices), B2 general industry and B8 storage/distribution uses. The policy sets out the strategic approach to employment development in the borough.

7.10 The retention of the Strategic Employment Areas is seen as important in maintaining an employment land supply that provides a range of sites across the borough. Policy EP2 provides more detail on the protection afforded to such areas. The regeneration and intensification of existing employment sites will be supported to allow businesses to expand and enable the provision of modern employment stock to replace properties that are reaching the end of their functional life.

7.11 The Borough has a diverse employment base and the policy sets out the key employment sectors that the council is seeking to support in the borough to enhance the diversity of the boroughs economy over the Local Plan Period.

Implementation and Monitoring

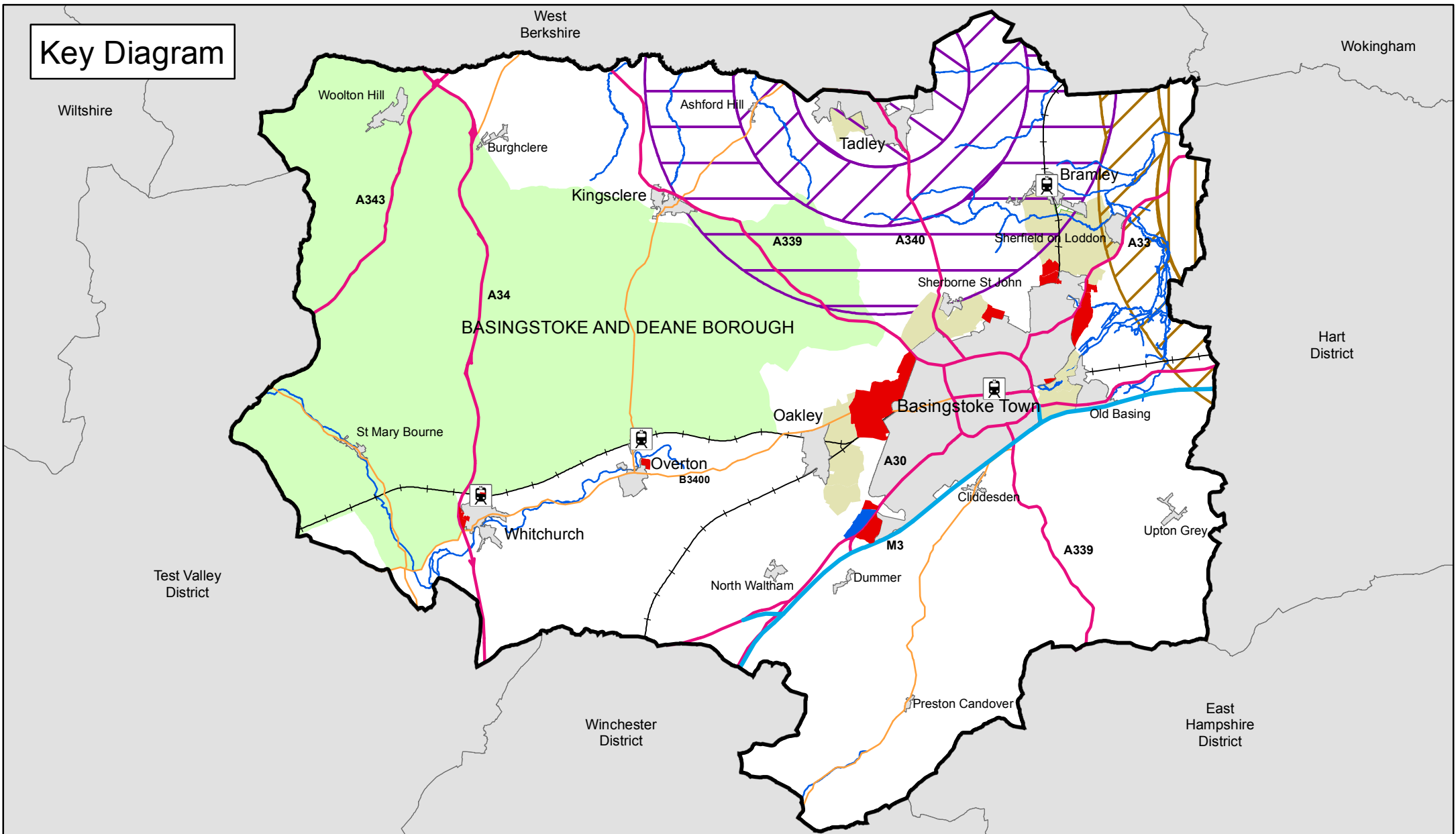
The policy will be implemented through:

- development management decisions on planning applications.
- the production of a subsequent Development Plan Document to allocate a new employment site or sites for industrial, storage and distribution uses.

The policy will be monitored through:

- annual monitoring data on economic floor space completions and planning application approved for change of use.
- future updates to the Employment Land Review.
- [annual monitoring data on net new jobs in the borough.](#)

7. Updated key diagram and policy map reflecting proposed modifications

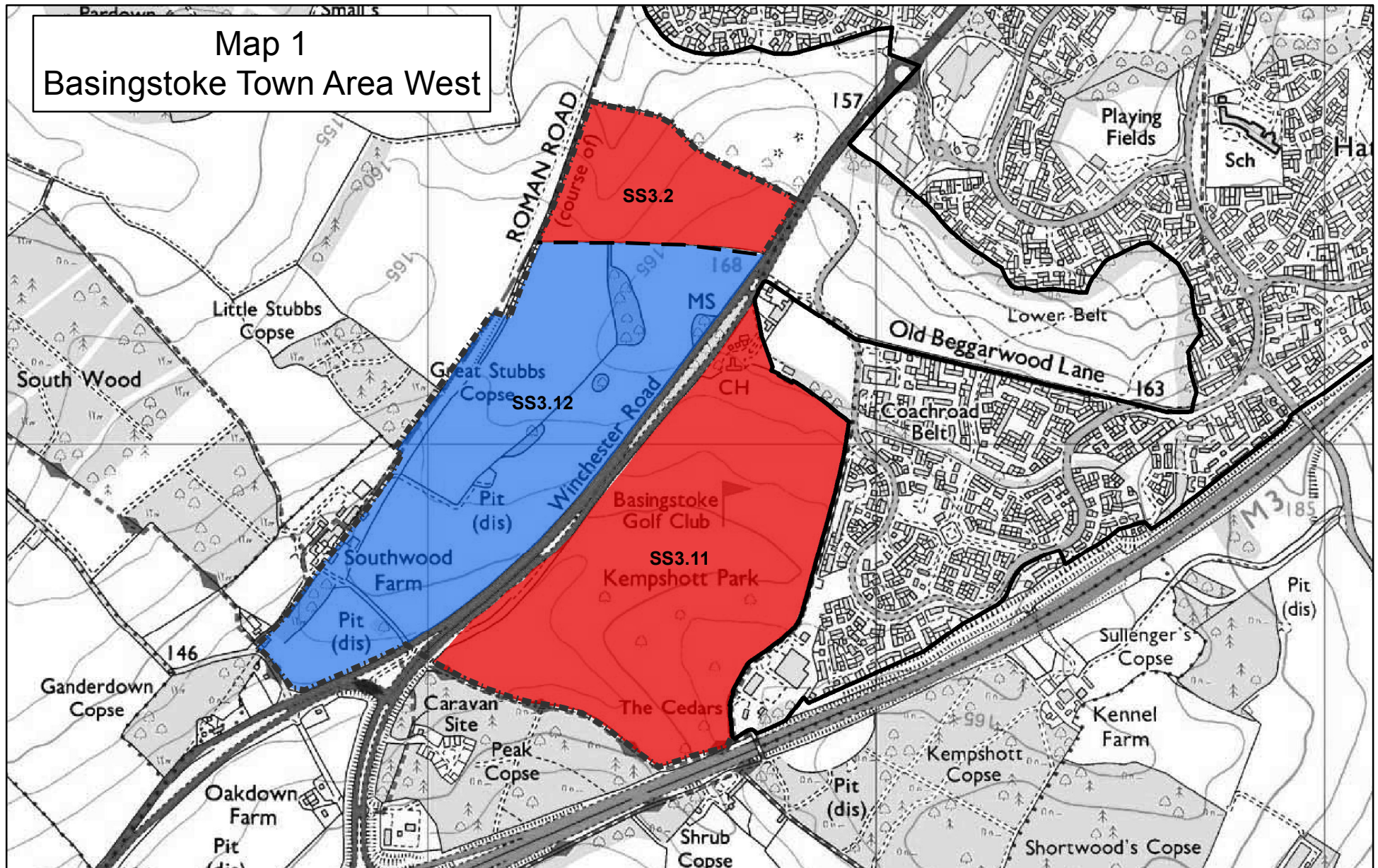


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Key

- | | | | | | |
|-------------------------------------|-------------|-----------------|-----------------------|---------------------|---|
| Site allocation | Settlements | B Road | AWE 3km (inner zone) | SPA 5km buffer zone | Proposed Strategic Gap |
| Proposed additional site allocation | Motorway | Railway Station | AWE 5km (middle zone) | SPA 7km buffer zone | North Wessex Downs Area of Outstanding Natural Beauty |
| Plan Area Boundary | A Road | Rail Network | AWE 8km (outer zone) | Rivers | |

Map 1
Basingstoke Town Area West



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Key

- Site Boundary
- - - Proposed change to Settlement Policy Boundary
- Proposed additional site allocation
- ▭ Existing Settlement Policy Boundary
- Site allocation