

Appendix 14 – Sustainability Appraisal of Strategic Sites – Part 1

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Detailed Site Appraisal: BAS024 Swing Swang Lane

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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? - Will it increase the affordability of housing? - Will it help to reduce	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	++/- The site has the potential to increase the housing supply by some 100 new dwellings. A site of this size could provide a range of sizes and types of unit to provide choice and meet a range of needs. At this stage it is not known whether the site	Likelihood: high Scale: local Timescale: short-long term Duration: permanent Significance:	Development on the site should be of sustainable design and construction to ensure the housing is sustainable. Affordable

home.	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		would meet certain housing needs. The site is in close proximity of employment areas such that it would integrate with employment needs. The sustainability of any new housing will be dependent on other policies/implementation. The Council's housing register shows there are 5300 households in need of housing in Basingstoke Town. Development of the site does not meet the specific housing needs of gypsies and travellers.	significant The certainty of any new housing meeting housing needs will be subject to implementation of other policies such as affordable housing, housing mix etc. Likelihood: certain Scale: local Timescale: short-long term Duration: temporary Significance:	housing/housing mix policies will be required to ensure housing provision meets identified need. The needs of gypsies and travellers need to be addressed.

	travellers? Will it integrate with the employment needs of the Borough?			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 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,	Within 7 most deprived areas of Borough	? No, but site adjoins the Norden ward, and provides opportunity for improved housing. At this stage it is not known whether the site would encourage social cohesion or reduce deprivation.	Likelihood: uncertain in respect of social cohesion / deprivation Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant	Consider the impact on community cohesion in terms of integrating with the existing community.

	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?	• Renewable energy • Accessibility	-/?/++ Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. The site is fairly well located in terms of accessibility by public transport, walking and cycling, particularly with some improvements to the infrastructure. The site has the potential and is of sufficient size to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans	Likelihood: certain Scale: local/global Timescale: long term Duration: permanent Significance: significant Likelihood: uncertain Scale: local/global Timescale: long term Duration: permanent Significance: significant Likelihood: uncertain Scale: global Timescale: long term Duration: permanent	Sustainability/energy efficiency of new housing could be improved through design and technology – include through policy or masterplanning of site. Seek to ensure renewable energy and/or decentralized energy provided on site.

				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?	Biodiversity	0 There are no designated sites within the site boundaries. Much of the site comprises grassland, although a significant patch to the northwest comprises developing chalk grassland sward. This area is of biodiversity value, and of particular importance within this is an abundance population of the nationally-scare plant, wall bedstraw. Vegetation along the northern boundary is rich in plant species and value in terms of biodiversity. Basing Fen SINC is adjacent (on the other side of the road). This could be subject to additional pressure from residents. Subject to protecting the botanically rich area of grassland as naturalistic green space to protect its interest and ensure that there is sufficient green space to avoid pressure on Basing Fen, an assessment of neutral is given	Likelihood: fairly certain Scale: local Timescale: short term Duration: permanent Significance: potentially significant	Ensure that northern boundary vegetation is retained if site developed. It is essential that the botanically rich area of grassland is safeguarded as naturalistic greenspace and appropriately managed. Subject to design/layout of the site.
(5) To protect and enhance the distinctiveness	- Will it protect areas of highest landscape value? - Will it protect and enhance the	- Landscape character, diversity - Agricultural land - minerals	++/+ Assessed as having a high capacity for development within the Landscape Capacity	Likelihood: fairly certain Scale: local Timescale: short	

ess and quality of the local 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?		Study subject to the development having regard to the setting and form of the existing settlement and the character and sensitivity of adjacent areas. Opportunities to provide a landscape structure to reinforce and enhance the interface between built form and the countryside, to reflect the character of the area and improve visual amenity of the area. The site is wholly grade 5 (very poor quality). There are no known mineral constraints associated with the site.	term-long term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local/national Timescale: short term-long term Duration: permanent Significance:	Further survey work is required to investigate the quality of agricultural land

				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?	- Water quality - Pollution of water source - Adequate water supply - Adequate sewerage infrastructure	-/++/++/++ There may be some decline in the overall water quality but there would be no overall deterioration in the Water Framework band status. The site is not within a Source Protection Zone and therefore the risk of polluting a water source is limited. South East Water's Water	Likelihood: uncertain to what extent water quality may deteriorate Scale: local Timescale: immediate Duration: short-long term Significance: potentially significant Likelihood: fairly certain development will not pollute water source Scale: local Timescale: immediate Duration: short-long term Significance: potentially significant Likelihood: certain	Monitoring of water quality required.

			Resource Management Plan sets out how water will be provided up to 2020. There are no identified capacity or infrastructure issues identified in relation to this site.	Scale: local Timescale: longer term Duration: temporary Significance: significant Likelihood: fairly certain Scale: local Timescale: short-long term Duration: temporary Significance: likely to be insignificant	
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 dwellings built in areas of medium and high flood-risk? • Will it increase the	• Flooding • permeability of the soil	-/?/+ Site is wholly within Flood Zone 1. Site is not within or Upstream of a Critical Drainage Area. Site has not experienced localised or groundwater flooding according to the SFRA. Only small parts of the site are identified as being at risk of future surface water flooding in	Likelihood: uncertain in respect of groundwater flooding Scale: local Timescale: short term Duration: temporary Significance: significant	The sequential test should be applied in the first instance and if there are no alternative suitable sites, the risks should be addressed through adequate mitigation as follows:

economy	use of Sustainable Urban Drainage systems within developments? Will there be adequate provision of supporting water and sewerage infrastructure to support development?		a 1 in 200 year event to a depth of 100 and 300ml and this is not therefore deemed to be a significant constraint provided development proposals manage surface water on site as part of a strategy. Site is identified as being at risk from future groundwater flooding in the Water Cycle Study. The site has a low standard percentage runoff and therefore additional runoff from the site will be generated from development. Infiltration techniques will therefore be mandatory and impermeable surfacing would need to be minimised. This is not considered to be a significant constraint to development but infiltration will need to be managed.		Avoid development in areas at risk of future surface water flooding. Mitigate risk of groundwater through an investigation and establishing appropriate ground levels for new development. Surface Water Management Strategy required.
8) To improve sustainable accessibility to all services and	- Will it improve access to community facilities and services, particularly within rural areas? - Will it improve the	- Site accessible by range of transport - Enable transport linkages - Opportunity for new local services	?/+/? The Transport Assessment indicates that there is existing capacity within the wider network except for local access through Old Basing	Likelihood: certain Scale: local Timescale: short term Duration: permanent	Financial contributions would be required to enable improvements to rights of way, and enable improvements to community facilities where there are

facilities	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?		where there are current concerns about rat running through village. Further traffic management measures may be required in Old Basing. There will be no wider benefits for other sites/users in terms of transport linkages or new facilities/infrastructure. There is largely sufficient capacity at community facilities, although financial contributions may be sought to enable improvements to rights of way.	Significance: potentially significant Likelihood: fairly certain Scale: local Timescale: short term Duration: temporary Significance: not likely to be significant	capacity issues.
9) To improve choice and	• Will it minimise the need to travel? • Will it provide	• Site potential to be accessible by extending transport network	0 There will be no wider benefits		

access to sustainable transport options	alternative means of travel to the private car? • Will it reduce private vehicular use? • Will it encourage the use of public transport?	• Opportunity to provide new/improved infrastructure	for other sites/users in terms of transport linkages or new facilities/infrastructure.		
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	• Capacity in primary schools • Capacity in secondary schools • New education provision?	+ Children from the development would be able to be accommodated in the local infant and junior schools, and the existing secondary school could accommodate additional pupils. However, if school age children move into this development outside of the normal admission round and the year group for their age is full they will not obtain a place at their local school.	Likelihood: fairly certain Scale: local/borough-wide Timescale: short term Duration: temporary Significance: not likely to be significant	

	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?	• Will it entail the loss of any employment land • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/+/- Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site does have accessibility to a number of employment areas by bus, walking, cycling and car. Currently poor broadband coverage (<2Mb/s) and is not predicted to receive NGA coverage up to 40 Mbps by 2015.	Likelihood: certain Scale: borough Timescale: short term Duration: permanent Significance: significant	

				Likelihood: uncertain Scale: local Timescale: unknown Duration: temporary Significance: insignificant	
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	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/+/- Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site does have accessibility to a number of employment areas by bus, walking, cycling and car. Currently poor broadband	Likelihood: certain Scale: borough Timescale: short term Duration: permanent Significance: significant	

	and attract inward investment?		coverage (<2Mb/s) and is not predicted to received NGA coverage up to 40 Mbs by 2015.	Likelihood: uncertain Scale: local Timescale: unknown Duration: temporary Significance: insignificant	
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?	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/+/- Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site does have accessibility to a number of employment areas by bus, walking, cycling and car.	Likelihood: certain Scale: borough Timescale: short term Duration: permanent Significance:	

			Currently poor broadband coverage (<2Mb/s) and is not predicted to received NGA coverage up to 40 Mbs by 2015.	significant Likelihood: uncertain Scale: local Timescale: unknown Duration: temporary 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	• Anything other than housing proposed that would be attractive to visitors	0 There is no indication at this stage that the site would incorporate anything other than housing that would be attractive to visitors.		
15) To protect and enhance distinctive	• Will it promote and maintain an attractive and diverse townscape,	• Harm heritage assets – archaeology • Heritage assets - general	+/? Low potential for impact on	Likelihood: uncertain in respect of the impact on the	Subject to design/layout.

and high quality features of the local built environment	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?		archaeological interest. The eastern corner of the site adjoins the Old Basing Conservation Area but this can be addressed through a suitable design/layout.	Conservation Area Scale: local Timescale: short term Duration: unknown Significance: unknown	
16) To improve the	• Will it use water more efficiently? • Will it reduce water	• Contamination • Greenfield site	-/? Greenfield site but no record of	Likelihood: certain	Consider efficiency of resource use in design and layout of 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	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		contamination. The assessment of many of these issues is largely design related so are unable to be assessed at this stage.	that a greenfield site would be used Scale: local Timescale: within Local Plan period Duration: permanent Significance: significant Likelihood: uncertain impact on resource use Scale: local-global Timescale: short-long term Duration: permanent Significance: unknown	development.

	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	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	++/? Site is on the edge of town and therefore is not considered to be isolated. Whilst the development would reduce the gap between Basingstoke and Old Basing, the River Loddon and associated fenland, along with the potential to reinforce the boundary vegetation along the south of the site, development of the site would provide an appropriate barrier to any future expansion. Development of this site could provide the opportunity to provide a more defined and defensible edge. It is unknown at this stage whether any development of the site would provide new facilities or services.	Likelihood: uncertain impact on range of issues relevant to this objective Scale: local Timescale: short-long term Duration: unknown Significance: unknown	Impact dependent on siting, layout, scale, character and landscape design.

	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?	• Open space provision • Loss of open space or accessible countryside	? Public open space, equipped play facility and accessible natural greenspace are within the distance thresholds recommended in the LRNA 2009. There is no open space suitable for ball games and informal recreation within 300m of the site. Site of sufficient size to provide open space. Public footpaths run across Basing Fen.	Likelihood: uncertain in terms of on-site provision Scale: local Timescale: short-long term Duration: permanent Significance: unknown	On-site provision / contributions towards off-site provision will be required to meet the needs of the additional residents.

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 crime and community safety cannot be determined 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 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?	• Health/social care capacity • Open space provision • Noise pollution • Un-neighbourly uses	0/?/- There is adequate healthcare capacity to serve the site or there are plans in place to improve the infrastructure. Public open space, equipped play facility and accessible natural greenspace within the distance thresholds recommended in the LRNA 2009. There is no open space suitable for ball games and informal recreation within 300m of the site. Site of sufficient size to provide open space. The site is affected by railway noise and possibly noise from	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant	Financial contributions are likely to be sought towards the provision of healthcare and greenspace provision. Further investigation required to determine the level of noise exposure and requirement for appropriate noise mitigation measures.

			nearby industrial uses to the north of the site. This would require detailed noise assessment and mitigation measures which may include a noise barrier along the railway line or at least a buffer zone.	Likelihood: certain Scale: local Timescale: immediate Duration: permanent Significance: significant but mitigation may be possible.	
Conclusion: The development of this site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. Developing the site is likely to have a positive effect on the social and environmental objectives of the SA in terms of providing a range of sizes and types of housing; encouraging social cohesion and reducing deprivation; and providing a more defined and defensible edge to Basingstoke. The site would therefore contribute towards SA objectives to provide all residents with the opportunity to live in a sustainable, decent, affordable home; reduce deprivation and inequalities in quality of life; protect and enhance the distinctiveness and quality of the local landscape; and to create and sustain vibrant settlements and communities. In addition, the site is in relatively close proximity to employment areas and would have an overall neutral impact on the economic objectives. Some negative effects were identified including the risk of future surface water flooding; risk of groundwater flooding; the presence of un-neighbourly uses; and the impact on footpaths through Basing Fen. However, these were not considered to be overriding adverse impacts as they could be avoided through the siting and design of the development. The appraisal also highlighted a number of uncertainties due to the limited masterplanning of the site, particularly with respect to infrastructure provision.					

Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes ensuring that the design, siting and layout of the development avoids constrained or inappropriate areas for development including areas identified as at risk of flooding, parts of the site affected by noise from the railway and nearby industrial uses and areas identified for biodiversity value including an area of developing chalk grassland which should be safeguarded; ensuring that the development respects the setting of the adjoining Old Basing Conservation Area; and ensuring adequate infrastructure is provided including affordable housing and green infrastructure to avoid additional recreational pressure on Basing Fen SINC. Off-site contributions towards the improvement of transport linkages and networks, including measures to manage traffic measures in Old Basing, should be secured.

Detailed Site Appraisal: BAS098 Manydown

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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? - Will it increase the affordability of housing? - Will it help to reduce	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	++/- The site has the potential to increase housing supply by a significant number. A site of this size could provide a range of sizes and types to provide choice and meet a range of needs. At this stage, it is not known whether the site would	Likelihood: high Scale: local Timescale: short-long term Duration: permanent Significance:	Development on the site should be of a sustainable design and construction to ensure the housing is sustainable. Affordable

home.	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		meet certain housing needs. A number of employment areas are accessible from the site. The sustainability of any new housing will be dependent on other policies/implementation. The Council's housing register shows there are 5300 households in need of housing in Basingstoke Town. Development of the site does not meet the specific housing needs of gypsies and travellers.	significant The certainty of any new housing meeting housing needs will be subject to implementation of other policies such as affordable housing, housing mix etc. Likelihood: certain Scale: local Timescale: short-long term Duration: temporary Significance: significant	housing/housing mix policies required to ensure housing provision meets identified need. The needs of gypsies and travellers need to be addressed.

	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,	Within 7 most deprived areas of Borough	0 Development of this site would not have a direct impact on deprivation and inequality.		

	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?	• Renewable energy • Accessibility	-/-/++ Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. Site will need to deliver many benefits for accessibility on and off site as part of a master plan and allow for self containment, but not all services will be local. Private car journeys are likely to be significantly increased. The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy.	Likelihood: certain Scale: global Timescale: long term Duration: permanent Significance: significant Likelihood: although the site has the potential to incorporate low carbon energy schemes this is not certain Scale: global Timescale: long term Duration: permanent	Sustainability/energy efficiency of new housing could be improved through design and technology – include through policy or masterplanning of site. Ensure low carbon/renewable energy scheme incorporated within any development.

				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?	Biodiversity	-/? Main constraints are the ancient woodland SINCs and areas of importance for rare arable flora. There are also likely to be indirect impacts on habitats and species due to the introduction of the new houses. However, there are significant opportunities for improving habitat linkages between existing woodlands through the creation of new woodland and improved management of areas of importance for rare arable flora.	Likelihood: uncertain Scale: local-county Timescale: short-long term Duration: permanent Significance: significant	If development within the areas of importance for arable flora is considered, then further work to assess the scope for mitigation and compensation will be required. Opportunities for improving habitat linkages and improved management of areas of importance are subject to farming of these areas remaining viable. 8 metre buffer to all drains and watercourses required.
(5) To protect and enhance the	- Will it protect areas of highest landscape value? - Will it protect and enhance the	- Landscape character, diversity - Agricultural land - minerals	--/-/0 This is a very large site and taking the site as a whole, it is assessed as having a low	Likelihood: fairly certain Scale: local-national	Impact dependent on the design and layout

distinctiveness and quality of the local 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?		capacity for development within the Landscape Capacity Study. This means that development could only be accommodated within limited areas without having impacts on the wider character of the area. There are 3 identified areas which could potentially accommodate a higher level of development. However, there are a number of constraints which would limit the extent of development in these areas to those locations that impacted least on the wider countryside character and on visual amenity, as well as respecting the character of the existing built form. Elsewhere it is considered that development would have an adverse impact on the landscape character, visual amenity, setting and value of the countryside. 64% of the site is grade 3a, 13% grade 2, 4% grade 3b and 12% as other.	Timescale: short-long term Duration: permanent Significance: significant	of the development.

			There are no known mineral constraints.	Likelihood: fairly certain Scale: local-national Timescale: short-long term Duration: permanent Significance: significant, particularly if cumulative	Further survey work is required to investigate the quality of agricultural land
6) To maintain and improve the quality of water resources in the	Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	- Water quality - Pollution of water source - Adequate water supply - Adequate sewerage infrastructure	-/0/+/+/? There would be no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, this is not deemed to be a significant constraint to	Likelihood: fairly certain Scale: local Timescale: short-long term	Need to monitor water quality

Borough			development. The site is in Source Protection Zone 2 which would not be a significant issue with regards pollution of water subject to compliance with groundwater protection policy. South East Water's Water Resource Management Plan sets out how water will be provided up to 2020. The Water Cycle Study identifies that major infrastructure is needed to convey the sewage effluent to the sewage treatment works from the southern part of the site because of insufficient	Duration: permanent Significance: potentially significant Likelihood: fairly certain Scale: local Timescale: immediate Duration: short-long term Significance: potentially significant Likelihood: certain Scale: local Timescale: immediate Duration: short-long term Significance: significant Likelihood: uncertain	

			capacity in the existing network. Development in the northern part of the site could be served by a new strategic foul sewer which has already been constructed.	Scale: local Timescale: medium – lead in time required to upgrade infrastructure Duration: short-long term Significance: significant	Should an upgrade of sewage infrastructure be required, it should be noted that up to three years lead in time will be necessary and the expansion of the current works is subject to consent from the Environment Agency.
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?	- Flooding - permeability of the soil	+/?/+ The site is situated wholly within Flood Zone 1, outside a Critical Drainage Area and is not Upstream of a Critical Drainage Area although the site is adjacent to land that is Upstream of and within a Critical Drainage Area, drainage should be managed to not contribute to this area. There is no record of groundwater flooding within the site. There is a record of localised flooding towards the	Likelihood: uncertain in respect of surface water Scale: local Timescale: short term Duration: temporary Significance: significant	The sequential test should be applied in the first instance and if there are no alternative suitable sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows:

	Will there be adequate provision of supporting water and sewerage infrastructure to support development?		central eastern boundary of the site, although this is relatively minor. Parts of the site are affected by surface water flooding in a 1 in 200 year event to a depth of 100 and 300mm so mitigation methods can be put in place to control this flood risk. The site has a very low standard percentage runoff leading to very low greenfield runoff rates. It may not be possible to infiltrate all the runoff generated as a result of additional impermeable surfaces (hard standing etc).		Avoid development in areas at risk of future surface water flooding and avoid development in areas that have experienced localised flooding. Drainage and Surface Water Management Strategy required. Drainage will need to manage the impact on the adjacent land, which is Upstream of and within a Critical Drainage Area.
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	- Site accessible by range of transport - Enable transport linkages - Opportunity for new local services	-/? The site will incorporate/require major works and service provision. Current provision of off-site services should transfer to on-site as area grows. The Transport Assessment/Model indicates the site will impact significantly	Likelihood: fairly certain Scale: local Timescale: short term Duration: permanent Significance: potentially significant	Highway works would need to be incorporated early on in the development and may have to bear the cost in preparation for the greater plan. Site will need to deliver major and accessibility infrastructure both

	inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?		on the existing network. Some on-site services will encourage self containment and will bring many benefits for accessibility on and off site as part of a master plan, but not all services will be local and as a result there are likely to be significant additional trips across the network. Site will need to deliver many benefits for accessibility on and off site as part of a master plan and allow for self containment, but not all services will be local. Neighbouring sites could benefit from a range of new service provision e.g. retail, GP and schools, and thus reduce their travel trips or divert them from into town. New routing of B3400 may also assist users. There is insufficient capacity at some of the community		adjacent to the site and wider afield. On-site provision or financial contributions would be required to

			facilities, however, site is of sufficient size to provide new on-site facilities and new sports provision would be required.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant	ensure sufficient community, waste facilities etc.
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?	• Site potential to be accessible by extending transport network • Opportunity to provide new/improved infrastructure	? Neighbouring sites could benefit from a range of new service provision e.g. retail, GP and schools, and thus reduce their travel trips or divert them from into town. However, not all services will be local, and sites will need to deliver many improvements for accessibility on and off-site as part of a masterplan. Site of sufficient size that new services and facilities could be provided but it is unknown at	Likelihood: uncertain Scale: local/town-wide Timescale: medium-long term Duration: temporary Significance: significant	

			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.	• 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?	• Capacity in primary schools • Capacity in secondary schools • New education provision?	-/? There is insufficient capacity for childcare and in local primary schools. A new 3 form entry primary school would be required on-site. In terms of secondary schools, the site is within the catchment areas for Cranbourne and Fort Hill schools. Although Fort Hill is full and is unlikely to be able to be expanded to any significant degree, Cranbourne has significant surplus places.	Likelihood: fairly certain Scale: local Timescale: short term Duration: permanent Significance: significant	Provision of a new primary school will be required. A review of catchment areas for secondary education provision will also be required. Phasing should be agreed but will need to open early in the phasing of the housing development to accommodate pupils.

	• 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?	• Will it entail the loss of any employment land • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/+/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by cycling, bus and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary Significance:	

				insignificant	
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?	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/+/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by cycling, bus and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary	

				Significance: insignificant	
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?	- Will it entail the loss of any employment land? - Will it incorporate any commercial premises - Is there good broadband access - Proximity to employment?	0/+/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by cycling, bus and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local	

				Timescale: medium Duration: temporary 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	Anything other than housing proposed that would be attractive to visitors	0 There is no indication at this stage that the site would incorporate anything other than housing that would be attractive to 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?	- Harm heritage assets – archaeology - Heritage assets - general	- Several scheduled monuments and nationally significant sites are located within the site including some prehistoric and Roman settlements. It may be possible to mitigate some of the impact for some archaeological potential; however, the presence of nationally important monuments means that there is an overriding archaeological	Likelihood: uncertain regarding archaeological interest Scale: local-national Timescale: short term Duration: unknown Significance: significant	Potential of mitigation of archaeological concerns following fieldwork. Siting, layout and design of any development would need to take into account archaeological and historic interest

	• 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?		concern that needs to be considered with detailed assessment. Development of the site would affect the setting of several designated and undesignated heritage assets which lie outside the borders of the site including Worting Conservation Area, and grade II* listed Worting Hall, multiple listed buildings and an undesignated historic village at Wootton St Lawrence. The grade II Breach Farm House lies within the site and its setting would require protection.		
16) To improve the efficiency of resource use, including re-using previously	• Will it use water more efficiently? • Will it reduce water consumption? • Will it result in a reduction in the amount of waste requiring treatment	• Contamination • Greenfield site	-/? This is a greenfield site.	Likelihood: certain Scale: local Timescale: within Local Plan period	

	• Will it minimise land use?			unknown	
(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	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	? The site is large and straddles the area between Basingstoke and Oakley. As such, it is considered that development here could potentially lead to coalescence between the settlements. However, this could be avoided through an appropriate layout and the extent of the developed area being limited. Depending on the location and form of development, it is considered that development on parts of the site could lead to isolated development, although again, this could be avoided through an appropriate layout. Neighbouring sites could benefit from a range of new service provision such as shops, GP and schools on this site.	Likelihood: uncertain as depends on design / layout of the development. Scale: local Timescale: short-long term Duration: within Local Plan period. Significance: potentially significant	Impact dependent on siting, layout, scale, character, landscape design and provision of new services.

	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?	- Open space provision - Loss of open space or accessible countryside	++ Site offers the opportunity to address open space and play deficiencies in the Winklebury and Rooksdown area. There is opportunity to provide large areas of accessible natural greenspace, park and children's play space within the proposed site which would provide for the needs of existing residents as well as new residents. Consideration could also be given to the provision of a country park type facility for use by the wider community. The site is currently in agricultural use and several footpaths run through the site.	Likelihood: uncertain Scale: local/potentially borough-wide Timescale: short-long term Duration: permanent Significance: significant	Ensure on-site provision of open space is sought.

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 crime and community safety cannot be determined 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 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?	• Health/social care capacity • Open space provision • Noise pollution • Un-neighbourly uses	?/++/? There is insufficient capacity at present but there is scope to accommodate growth through expansion of existing facilities or by on-site provision of new facilities such as GP and hospital treatment. Site offers the opportunity to address open space and play deficiencies in the Winklebury and Rooksdown area. There is opportunity to provide large areas of accessible natural greenspace, park and children's play space within the proposed site which would provide for the needs of	Likelihood: uncertain Scale: local/borough-wide Timescale: long lead-in time Duration: unknown Significance: significant	Financial contributions and on site provision of GP facilities and open space are likely to be sought.

			existing residents as well as new residents. Consideration could also be given to the provision of a country park type facility for use by the wider community. Small areas of the site are exposed to rail and road traffic noise, and on parts of the site where this is an issue, detailed noise assessments will be required to ensure acceptable noise standards can be met within homes and in amenity areas and further noise mitigation measures may be required. The site is not within close proximity of any unneighbourly uses.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant	Noise assessments required. Mitigation may be possible through design and layout.

Conclusion: The development of this site would have the negative effect of resulting in the loss of green field land but in the absence of a sufficient supply of brown field sites it is acknowledged that green field land will be required to meet the borough's housing need. Developing the site for housing would have some potentially significant impacts relating to the environment and the creation of sustainable settlements, given the landscape impacts which would only allow development to be accommodated within limited areas to avoid development having an adverse impact on the wider character of the area. Development could potentially lead to the coalescence between Basingstoke and Oakley given the land straddles the area between these settlements although this could be avoided through limiting the extent of the developable area and through an appropriate layout. Further negative impacts have been raised in terms of the environmental and social objectives of the sustainability appraisal which aim to protect and enhance local biodiversity, flora and fauna; manage the impact of climate change; protection of high quality features of the local built environment; avoid the risk of flooding and the resulting detriment to the community and maintain and improve water resources. However, there are opportunities to site and design any development to avoid adverse impacts subject to further investigations and mitigation.

Development of the site would largely have a neutral impact on economic objectives – it does not entail the loss of any employment land, but is within sufficient distance of employment sites to enable commuting and support economic growth in principle. There is no indication that the site would provide new commercial development opportunities albeit this may be required given the size of the site. Also the site does not have high broadband speeds at present to support working from home. In terms of the accessibility objective, the site scores negatively as the site will require major works and service provision and the Transport Model indicates the site will impact significantly on the existing network. It is acknowledged that some site services will encourage self containment and bring benefits for accessibility but not all services will be local and as a result there are likely to be significant trips across the network.

Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes for example - ensuring that the siting and design of the development avoids inappropriate areas for development, noise sensitive locations, and areas at risk of future surface water flooding and areas of localised flooding. Adequate infrastructure is required to be provided including general improvements assisting sustainable modes of transport, major sewerage infrastructure provision, provision of a new primary school provision on site, provision of affordable housing and appropriate green infrastructure and open space/recreational provision. Development must also be of a sustainable design and construction and manage surface water/drainage as part of an overall strategy.

Detailed Site Appraisal: BAS102 Lodge Farm

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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? - Will it increase the affordability of housing? - Will it help to reduce	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	++/- The site has the potential to increase housing supply by some 1350 new dwellings. A site of this size could provide a range of sizes and types to provide choice and meet a range of needs. At this stage it is not known whether the site	Likelihood: high Scale: local-borough Timescale: medium-long term Duration: permanent Significance:	Development on the site should be of a sustainable design and construction to ensure the housing is sustainable.

home.	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		would meet certain housing needs. The sustainability of any new housing will be dependent on other policies/implementation. The Council's housing register shows there are 5300 households in need of housing in Basingstoke Town. Development of the site does not meet the specific housing needs of gypsies and travellers.	significant The certainty of any new housing meeting housing needs will be subject to implementation. Likelihood: certain Scale: local Timescale: short-long term Duration: temporary Significance: significant	Affordable housing/housing mix policies required to ensure housing provision meets identified need. The needs of gypsies and travellers need to be addressed.

	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	Within 7 most deprived areas of Borough	0 Development of this site would not have a direct impact on deprivation and inequality.		

	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?	- Renewable energy - Accessibility	---/++ Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation, although the energy efficiency of new housing can be enhanced by requiring higher levels of the Code for Sustainable Homes. The site is inaccessible other than by small rural lanes - most journeys will be by car. The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plan and is of sufficient size to deliver	Likelihood: certain Scale: local-global Timescale: long term Duration: permanent Significance: significant Likelihood: certain Scale: local Timescale: medium-long term Duration: permanent Significance: significant Likelihood: uncertain – reliant on provision	Sustainability/energy efficiency of new housing could be improved through design and technology – include through policy or masterplanning of site. Sustainable accessibility could be improved if the site is developed in conjunction with adjoining sites. Seek to ensure low carbon/renewable/decentralized energy provided on site.

			decentralised energy.	on-site Scale: global Timescale: long term Duration: permanent 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?	• Biodiversity	- This site contains part of the River Loddon, its floodplain and the habitats within this zone. The river is a priority BAP habitat chalk stream near this stretch. Protection of these features is necessary to safeguard existing priority habitats, including those designated as SINCs, to protect an important wildlife corridor of landscape scale significance, and to safeguard an important area of opportunity for habitat restoration and creation that would contribute to regional and county biodiversity action plan targets. While development within parts of the area could enable the restoration of habitats that have been lost or have deteriorated due to inappropriate management and, subject to significant parts of the area being safeguarded	Likelihood: uncertain Scale: local-regional Timescale: medium-long term Duration: permanent Significance: significant	Assessment of the effects of possible development footprints on the hydrological regime of the River Loddon and associated wetland habitats would need to be investigated. A buffer of 5m to all drains and watercourses if required and a buffer of 8 metres to main rivers. However if ecologically, a greater buffer zone is shown to be required, this will need to be incorporated.

			for the purpose, make an important contribution to habitat creation targets, there is uncertainty over the indirect negative impacts that development could have.		
(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?	• Landscape character, diversity • Agricultural land • minerals	--/?/- The Landscape Capacity Study has assessed this area in two sections, once following the lower ground to the east closest to the River Loddon, and the remainder of the site. Capacity to the east is considered low, due to the visual sensitivity and its role as part of the River Loddon landscape corridor. The remainder of the area has a medium/low capacity for development. Survey information indicates that 55% of the site is classified as Grade 3b (moderate quality) agricultural land, 19% as Grade 2 and 12% as Grade 3a.	Likelihood: certain Scale: local Timescale: medium-long term Duration: permanent Significance: significant Likelihood: uncertain	Development should respect the settings to Old Basing and Lychpit, as well as avoiding upper prominent slopes. It should focus on the areas to the east, whilst the eastern and northern edge to any development would need to respect the character of the surrounding countryside. Potential cumulative impact of use of higher grade agricultural land.

			The central part of the site falls within a Mineral Consultation Area for sharp sand and gravel which should be protected from sterilisation. This is not considered to be an overriding constraint which would prevent the potential development of the site although further investigation is required.	Scale: national Timescale: medium-long term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: national Timescale: medium-long term Duration: permanent Significance: unknown	Further investigation of mineral reserves will be required to be submitted to the Minerals Planning Authority to allow for the assessment of the viability of the reserves and potential for prior extraction in that location.
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?	- Water quality - Pollution of water source - Adequate water supply - Adequate sewerage infrastructure	-/++/++/++ Whilst there may be some deterioration in water quality, there would be no overall deterioration in the Water Framework Directive band status	Likelihood: it is unknown to what extent water quality will deteriorate. Scale: local Timescale: immediate Duration: unknown Significance:	Monitoring of water quality is necessary.

			The site is not within a source protection zone and therefore the risk of polluting a water source is limited. South East Water's Water Resource Management Plan sets out how water will be supplied up to 2020. The Water Cycle Study identifies that there is adequate sewerage infrastructure in place to	potentially significant Likelihood: fairly certain development will not pollute water source Scale: local Timescale: immediate Duration: unknown Significance: insignificant Likelihood: certain Scale: local Timescale: longer term Duration: temporary Significance: significant Likelihood: fairly certain	

			convey the sewage effluent to the sewage treatment works.	Scale: local Timescale: short-long term Duration: temporary 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 provision of supporting water and sewerage infrastructure to support development?	- Flooding - permeability of the soil	- Flood Zones 2 and 3 run through the site, although the site is predominantly within Flood Zone 1. The site is not within or Upstream of a Critical Drainage Area and there is no record of groundwater flooding. There are records of localised flooding in the southern part of the site, although this is relatively minor. Parts of the site (not significant areas) are identified as being at risk of future surface water flooding in a 1 in 200 year event at a depth of 100 and 300 ml. Given the location of this site, potential for improvements and possibly expansion of the floodplains to be built into the masterplans for the sites should be considered - detailed modelling of the	Likelihood: uncertain Scale: local Timescale: short term Duration: temporary Significance: significant	The sequential test should be applied in the first instance and if there are no alternative sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows: Flood plain should be safeguarded. No development permitted in Flood Zones 2 and 3. Avoid development in areas at risk of future surface water flooding and avoid development in areas that have experienced localised flooding. If

			watercourses will clearly aide any assessment of potential for this. The Loddon CFMP seeks safeguarding of the flood plain and this should be considered as part of any development proposal. The site has a fairly high standard percentage runoff and effectiveness of infiltration in this area would therefore be limited and would need addressing through a drainage strategy.		access is taken through the localised flooding area, the access will need to be carefully designed to ensure safe access and egress. Surface water needs to be managed as part of any development strategy Potential for improvement and possible expansion of the floodplains should be considered as part of any masterplanning. As part of a drainage strategy, any development may require attenuation storage on site and outside of the floodplain.
8) To improve	Will it improve access to	Site accessible by range of transport	--/-/?	Likelihood: certain	

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?	• Enable transport linkages • Opportunity for new local services	This site only has rural lane access and therefore would have to be delivered in combination with site BAS121. There would be a significant impact on the existing highway networks. The site would provide internal networks for walking and cycling and is of sufficient size to warrant bus services and incorporate bus infrastructure if developed in combination with sites BAS121 and BAS103. The site is of a sufficient size that new services/facilities could be provided but this is unknown at this stage. There is insufficient capacity at some of the community facilities including library. Gas diversionary or abandonment works may be required, and financial contributions may be required to invest in the household waste recycling and rights of way.	Scale: local Timescale: short term Duration: permanent Significance: significant	The site would need to be developed in combination with site BAS121 to offer sustainable access.

				Likelihood: uncertain Scale: local Timescale: short term Duration: permanent 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?	• Site potential to be accessible by extending transport network • Opportunity to provide new/improved infrastructure	-- This site only has rural lane access and therefore would have to be delivered in combination with site BAS121. The site would provide internal networks for walking and cycling and is of sufficient size to warrant bus services and incorporate bus infrastructure if developed in combination with sites BAS121 and BAS103. The location of the site would not provide any benefit to other areas and would require the adjacent site to provide	Likelihood: certain Scale: borough Timescale: medium term Duration: permanent Significance: significant though could be access to employment could be improved through development in combination with adjoining sites. Likelihood: certain	The site would need to be developed in combination with site BAS121 to offer sustainable access.

			access.	Scale: local Timescale: medium-long term Duration: permanent 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)? - Will it enable learning and development to	- Capacity in primary schools - Capacity in secondary schools - New education provision?	- There is insufficient capacity at present and a new primary school would be required. Costello and Everest school catchment area are unlikely to be able to be expanded by any significant level. A review of secondary school catchment areas will be required due to the location of development, and to reflect the ability of existing schools to cope with additional pupil numbers.	Likelihood: certain without infrastructure provision Scale: local Timescale: short-long term. Long lead-in time for provision of new education infrastructure. Duration: permanent Significance: significant	The school place planning strategy would depend on whether housing is developed on the adjacent site. A review of secondary school catchment areas will be required. There is potential to provide primary and secondary schools on site, especially if the site is developed in combination with other sites.

	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?	• Will it entail the loss of any employment land • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/? Development of this site would not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises. If developed in combination with adjoining sites, development on this site could be made accessible to employment areas. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbs by 2015.		Access to employment would be improved by development of the site in combination with adjoining sites.

				Likelihood: uncertain Scale: local Timescale: medium term Duration: uncertain 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 land to meet the needs of existing businesses and attract inward investment?	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0 Development of this site would not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises. If developed in combination with adjoining sites, development on this site could be made accessible to employment areas but on its own would be inaccessible. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA		Access to employment would be improved by development of the site in combination with adjoining sites.

			coverage up to 40 Mbs by 2015.	Likelihood: uncertain Scale: local Timescale: medium term Duration: uncertain 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?	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0 Development of this site would not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises. If developed in combination with adjoining sites, development on this site could be made accessible to employment areas.		Access to employment would be improved by development of the site in combination with adjoining sites.

			Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbs by 2015.	Likelihood: uncertain Scale: local Timescale: medium term Duration: 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	• Anything other than housing proposed that would be attractive to visitors	? Potential improvement to the Loddon Valley.		
15) To protect and enhance	• Will it promote and maintain an attractive and	• Harm heritage assets – archaeology • Heritage assets - general	?/- Low/medium potential for	Likelihood: uncertain	Some assessment of archaeological potential should be

distinctive and high quality features of the local built environment	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?		archaeological impact. Some assessment of archaeological potential should be undertaken. The site contains the Grade II Lodge Farmhouse and associated listed barn which, together with their setting, would require protection. The setting of the Old Basing Conservation Area and a number of listed buildings which lie adjacent to or close to the boundary of the site would require protection.	Scale: local-national Timescale: medium-long term Duration: permanent Significance: significant:	undertaken. The setting of the heritage assets would require protection.

	• 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	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	-/? The site by itself does not relate well to the existing settlement in terms of form, scale and character as it lies to the east of the strong boundary formed by Pyotts Hill and at a distance from the existing settlement boundary. Development of this site would result in an area that is largely separated from Basingstoke and therefore would be an isolated settlement. It is not considered that it would lead to the coalescence of settlements. There is insufficient capacity of	Likelihood: fairly certain Scale: local Timescale: medium-long term Duration: permanent Significance: significant	If the site was developed in combination with BAS121 there is potential to mitigate impacts through the siting, layout, scale, character and landscape design of the proposal. Financial contributions can ensure provision of community facilities and other infrastructure.

	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?		community facilities at present and the size of development justifies provision of new on-site community and sports facilities. Financial contributions would be sought for library facilities, improvements to rights of way and the HWRC (waste) service. The site is of sufficient size to provide on-site services /facilities but this is unknown at this stage.	Likelihood: uncertain Scale: local Timescale: unknown Duration: unknown Significance: potentially significant	
18) To promote and improve access to	• Will it maintain or improve public access to open space and the countryside?	• Open space provision • Loss of open space or accessible countryside	? The site has the ability to accommodate all open space and play needs of the new	Likelihood: uncertain Scale: local Timescale: medium-	On-site provision of open space required.

open space and 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?		residents on site without impacting on existing provision (especially if combined with other sites). The site is currently in agricultural use; however footpaths run through the site, and along the boundaries. The impact on footpaths and rights of way was raised as an issue in the consultation responses.	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 impact on crime and community safety cannot be determined 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 healthcare facilities to meet the needs of	• Health/social care capacity • Open space provision • Noise pollution • Un-neighbourly uses	?/- The NHS foundation trust have indicated that there is insufficient capacity at present but there is scope to accommodate growth through expansion of existing facilities or by on-site provision of new	Likelihood: uncertainty as healthcare and open space provision and further assessment into existing unneighbourly uses needs to be considered at more	Financial contributions would be sought for improvements to the primary care services. Noise assessment and potential noise

es	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 such as GP and hospital treatment. In order to meet the expected increase in need for primary care services and to accommodate additional GPs the present infrastructure will need to be improved by refurbishing or extending existing practice premises located nearby. This site would be able to accommodate open space and play provision on site to meet the needs of new residents without impacting on existing provision (especially if combined with BAS102). There is the potential for noise from vehicles, plant and machinery at the sewage works and waste incinerator affecting part of the site. There is potential odour nuisance from the sewage works but this could be overcome through careful design/layout.	detailed stage. Scale: local Timescale: uncertain Duration: uncertain Significance: unknown	mitigation required. Potential odour nuisance to be avoided through design/layout.

Conclusion: The development of the site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. A number of significant potential negative impacts were identified, particularly relating to environmental and social objectives. The site is relatively isolated from other settlements and transport networks, and therefore it has the potential to fail to contribute to the SA objectives of improving sustainable accessibility to all services and facilities; improving choice and access to sustainable transport options; and creating and sustaining vibrant settlements and communities. The isolation issue could be addressed if developed in conjunction with adjoining sites. Similarly, the site is sensitive to development, particularly on the lower ground to the east, given the River Loddon valley corridor and the fact the site is at significant risk of flooding given the extent of Flood zones 2 and 3. Therefore development of the site has potential negative impacts in terms of the SA objectives which aim to protect and enhance local biodiversity, flora and fauna; reduce the risk of flooding; and protect and enhance the distinctiveness and quality of the local landscape. However, there are opportunities for restoration and improved management of the biodiversity interest. The site's main positive contribution is the opportunity to provide a range of dwellings to meet local needs given its overall size.

Development of the site would largely have a neutral impact on economic objectives. Whilst it does not entail the loss of any employment land, it is not accessible to existing employment sites. The site could provide new small scale commercial development opportunities but does not have high broadband speeds at present to support working from home. The appraisal also highlighted a number of uncertainties due to the limited masterplanning of the site, particularly with respect to infrastructure provision

Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development could be achieved. This would include ensuring that the site is developed in combination with land to the west, ensuring the siting and design of the development avoids constrained or inappropriate areas for development including floodplains, areas of landscape sensitivity (focusing development to the west), and biodiversity interest; opportunities for habitat enhancement and improvements to the natural environment are realised; and adequate infrastructure is provided including on-site community and education provision, improved transport linkages and networks, sewerage infrastructure provision, affordable housing, and appropriate green infrastructure. Development must also be of a sustainable design and construction and manage surface water as part of an overall strategy.

Detailed Site Appraisal: BAS103 Poors Farm

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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? - Will it increase the affordability of housing? - Will it help to reduce	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	++/- The site has the potential to increase housing supply by some 900 new dwellings. A site of this size could provide a range of sizes and types to provide choice and meet a range of needs. At this stage it is not known whether the site	Likelihood: high Scale: local Timescale: short-long term Duration: permanent Significance:	Development on the site should be of sustainable design and construction to ensure the housing is sustainable. Affordable

home.	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		would meet certain housing needs. The sustainability of any new housing will be dependent on other policies/implementation. The Council's housing register shows there are 5300 households in need of housing in Basingstoke Town. Development of the site does not meet the specific housing needs of gypsies and travellers.	significant The certainty of any new housing needs will be subject to implementation of other policies such as affordable housing, housing mix etc. Likelihood: certain Scale: local Timescale: short-long term Duration: temporary Significance: significant	housing/housing mix policies required to ensure housing provision meets identified need. The needs of gypsies and travellers need to be addressed.

	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	Within 7 most deprived areas of Borough	0 Development of this site would not have a direct impact on deprivation and inequality.		

	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?	• Renewable energy • Accessibility	-/--/++ Development of the site is likely to increase emissions of greenhouses gases as a result of the impacts of construction and occupation. The site is effectively an 'island' site in that it is not adjacent the main highway network, with only rural lanes connecting. It is remote from both the A30 (east) and the A33, and is served by only narrow country lanes. Site would provide internal networks for walking and cycling and of sufficient size to warrant bus services but would not provide any benefit to other areas. Car journeys are likely to dominate. The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to	Likelihood: certain Scale: global Timescale: long term Duration: permanent Significance: significant	Sustainability/energy efficiency of new housing could be improved through design and technology – through policy or masterplanning of site.

			deliver decentralized energy.	Likelihood: uncertain – reliant on provision on-site Scale: global Timescale: long term Duration: permanent Significance: significant	Seek to ensure renewable energy and/or decentralized energy provided on site.
(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?	Biodiversity	- Protection of the River Loddon, its floodplain and habitats is necessary to safeguard existing priority habitats, including those designated as SINC, to protect an important wildlife corridor and to safeguard an important area of opportunity for habitat restoration and creation that would contribute to regional and county biodiversity action plan targets. Development within parts of the area could enable the restoration of habitats that have been lost or have deteriorated due to inappropriate management and, subject to significant parts	Likelihood: uncertain Scale: local-county Timescale: unknown Duration: unknown Significance: significant	The effects of possible development footprints on the hydrological regime of the River Loddon and associated wetland habitats would also need to be investigated. Disturbance on wetland birds will also need to be taken into account and ancient copses will need to be given adequate

			of the area being safeguarded for the purpose, make an important contribution to habitat creation targets, but there is uncertainty over the indirect negative impacts that development could have. The eastern side of this site falls within 7km of the Thames Basin Heaths SPA – this will be considered further in the Habitats Regulations Screening Assessment.		protection. A buffer of 5m to all drains and watercourses if required and a buffer of 8m to main rivers. However if ecologically, a greater buffer zone is shown to be required, this will need to be incorporated. Mitigation (in line with Natural England guidance) may be required in respect of the Thames Basin Heaths SPA.
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils,	• 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	• Landscape character, diversity • Agricultural land • minerals	--/?/– Assessed as having a low capacity for development within the Landscape Capacity Study. The area is highly sensitive to development given the presence of the River Loddon valley corridor, the rural character of the wider countryside and the visual	Likelihood: uncertain Scale: local-regional Timescale: medium-long term Duration: permanent Significance: significant	

geological and geomorphologic interests	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?		constraints of the area. 44% of the site is grade 3b, 36% grade 3a, 6% grade 4, 11% as other. The northern edge and north eastern part of the site falls within a Mineral Consultation Area for sharp sand and gravel.	Likelihood: uncertain Scale: local-national Timescale: medium-long term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: unknown	Further survey work is required to investigate the value of agricultural land. Further investigation of mineral reserves will be required to be submitted to the Minerals Planning Authority to allow for the assessment of the viability of the reserves and potential for prior extraction in that location.

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?	• Water quality • Pollution of water source • Adequate water supply • Adequate sewerage infrastructure	-/++/++/++ There would be no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, this is not deemed to be a significant constraint to development. The site is not within a Source Protection Zone and therefore the risk of polluting a water source is limited. South East Water's Water Resource Management Plan sets out how water will be provided up to 2020.	Likelihood: unknown to what extent water quality will deteriorate. Scale: local Timescale: immediate Duration: short-long term Significance: potentially significant Likelihood: fairly certain development will not pollute water source Scale: local Timescale: immediate Duration: unknown Significance: insignificant Likelihood: certain Scale: local Timescale: longer	Monitoring of water quality is necessary.

			The Water Cycle Study identifies that there is adequate infrastructure in place to convey the sewage treatment works.	term Duration: temporary Significance: significant Likelihood: fairly certain Scale: local Timescale: short-long term Duration: temporary 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	- Flooding - permeability of the soil	- Flood Zones 2 and 3 run through the site, although the site is predominantly within Flood Zone 1. The site is not within or Upstream of a Critical Drainage Area and there is no record of groundwater or localised flooding. Parts of the site (not significant areas) are identified as being at risk of future surface water flooding in a 1 in 200 year event at depths of 300 and 100 ml. Given the	Likelihood: uncertain in respect of the application of the sequential test Scale: local Timescale: short term Duration: temporary Significance: significant	The sequential test should be applied in the first instance and if there are no alternative sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows: Flood plain should be

	developments? • Will there be adequate provision of supporting water and sewerage infrastructure to support development?		location of this site, potential for improvements and possibly expansion of the floodplains to be built into the masterplans for the sites should be considered. Detailed modelling of the watercourses will clearly aide any assessment of potential for this. The Loddon CFMP seeks safeguarding of the floodplain and this should be considered as part of any development proposal. The site has a fairly high standard percentage runoff, but this is not deemed to be significant constraint to development.		safeguarded. No development permitted in Flood Zones 2 and 3. Avoid development in areas at risk of future surface water flooding and avoid development in areas that have experienced localised flooding. Surface water needs to be managed as part of any development strategy. Potential for improvement and possible expansion of the floodplains should be considered as part of any masterplanning. As part of a drainage strategy, any development may require attenuation storage on site and outside of the

					floodplain.
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?	• Site accessible by range of transport • Enable transport linkages • Opportunity for new local services	--/-/? The site is effectively an 'island' site in that it is not adjacent the main highway network, with only rural lanes connecting. It is remote from both the A30 (east) and the A33, served by only narrow country lanes presently with bridge restrictions to the south. Towards the A33 the site would require the development of BAS121 and BAS102 to provide effective accesses. The extent of the site boundary of BAS103 does not extend as far as the A30 (east) so arrangements over third part land would be needed to achieve any suitable access. The site would provide internal networks for walking and cycling and is of sufficient size to warrant bus services and incorporate bus infrastructure. However, the location of the site would not provide any benefit to other areas and would require development	Likelihood: certain Scale: local Timescale: short term Duration: permanent Significance: significant	On-site provision or financial contributions would be required to ensure sufficient community, waste facilities etc.

			with site BAS102 and BAS121 to link to provide egress. There is insufficient capacity at some of the community facilities including library. Gas diversionary or abandonment works may be required, and financial contributions may be required to invest in the household waste recycling and rights of way.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant	
9) To	Will it minimise the	Site potential to be accessible by extending	-/?	Likelihood: uncertain	

improve choice and access to sustainable transport options	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?	transport network • Opportunity to provide new/improved infrastructure	The location of the site would not provide any benefit to other areas and would require development with site BAS102 and BAS121 to link to provide egress. Site of sufficient size that new services and facilities could be provided but unknown at this stage.	in respect of access/egress Scale: local Timescale: medium-long term Duration: permanent Significance: potentially 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	• Capacity in primary schools • Capacity in secondary schools • New education provision?	-/? There is insufficient capacity in local primary education and a new primary school is required for a site of this scale. In terms of the catchment areas for secondary education, the two schools (Costello and Everest) are unlikely to be expanded by any significant level.	Likelihood: uncertain Scale: local Timescale: short-medium term – lead-in to infrastructure upgrade/review of catchment areas required Duration: permanent Significance: significant	Provision of a new primary school and/or off-site contributions will be required. A review of catchment areas for secondary education provision will also be required.

	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?	• Will it entail the loss of any employment land • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/? Development of the site will not entail the loss of any employment land. Due to the scale of the site it is likely to incorporate some commercial floorspace, but at this stage it is not yet known. The site is also accessible to a number of employment areas by bus, walk, cycle and car.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance:	

			Currently poor broadband coverage (<2Mb/s) and not predicted to receive NGA coverage up to 40 Mbs by 2015.	potentially significant Likelihood: uncertain Scale: local Timescale: medium term Duration: permanent Significance: insignificant	
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	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/? Development of the site will entail the loss of any employment land. Due to the scale of the site it is likely to incorporate some commercial floorspace, but at this stage it is not yet known. The site is also accessible to a number of employment areas by bus, walk, cycle and car.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance:	

	investment?		Currently poor broadband coverage (<2Mb/s) and not predicted to receive NGA coverage up to 40 Mbs by 2015.	potentially significant Likelihood: uncertain Scale: local Timescale: medium term Duration: permanent Significance: insignificant	
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?	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/? Development of the site will entail the loss of any employment land. Due to the scale of the site it is likely to incorporate some commercial floorspace, but at this stage it is not yet known. The site is also accessible to a number of employment areas by bus, walk, cycle and car.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium	

			Currently poor broadband coverage (<2Mb/s) and not predicted to receive NGA coverage up to 40 Mbs by 2015.	term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium term Duration: permanent 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	• Anything other than housing proposed that would be attractive to visitors	? Potential improvement to the Loddon Valley		
15) To protect and enhance	• Will it promote and maintain an attractive and diverse townscape,	• Harm heritage assets – archaeology • Heritage assets - general	?/- Medium potential for impact on	Likelihood: uncertain regarding archaeological interest	Potential of mitigation of archaeological concerns following

distinctive and high quality features of the local built environment	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?		archaeological interest. The site contains the Grade II Poors Farmhouse and associated listed Granary. These assets and their settings would require protection. The Old Basing Conservation Area and a number of listed buildings including Lower Mill, Golds Farm and Hale Farm land others lie close to the site. Their setting would require protection.	Scale: local-national Timescale: short-medium term Duration: permanent Significance: significant Likelihood: uncertain Scale: local-national Timescale: immediate Duration: permanent Significance: significant	fieldwork.
16) To improve	• Will it use water more efficiently?	• Contamination • Greenfield site	-/?	Likelihood: certain	

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 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?		This is a greenfield site. There are 2 infilled pits on the site but these are likely to be capable of being cleared without significant cost. The assessment of many of these issues is largely design related so are unable to be assessed at this stage.	Scale: local Timescale: within Local Plan period Duration: permanent Significance: significant Likelihood: fairly certain Scale: local Timescale: short to medium term Duration: temporary Significance: potentially significant Likelihood: uncertain impact on resource use Scale: local-global Timescale: short-long term	Further investigation is required to understand cost of clearance of contamination. Consider efficiency resource use in design and layout of the development.

	• Will it increase recycling rates? • Will it minimise use of construction materials e.g. aggregates? • Will it minimise land use?			Duration: permanent Significance: unknown	
(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	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	-/? Development within this area would result in an area that is isolated from the surrounding area and does not relate to any existing settlement. Whilst the site is close to the edge of Old Basing, it is not considered that on its own that this site would lead to any coalescence, however, if development in tandem with other allocations could have some impact. The site does not relate well to the existing settlement in terms of form, scale and character and would not create a more integrated settlement. It would extend significantly beyond the existing eastern boundary of Basingstoke. This extension	Likelihood: fairly certain Scale: local Timescale: medium - long term Duration: permanent Significance: significant	Impact dependent on whether the two adjacent sites are developed and layout and design of the site.

	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?		would project eastwards in a manner inconsistent with the existing compact shape of the town and offer limited opportunities to be defined by strong boundaries. The site would provide internal networks for walking and cycling and is of sufficient size to warrant bus services and incorporate bus infrastructure. However, the location of the site would not provide any benefit to other areas. The site is of sufficient size to provide on-site services /facilities but this is unknown at this stage.		

				Likelihood: uncertain Scale: local Timescale: unknown Duration: unknown Significance: potentially significant	Potential for on-site provision of new services.
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?	• Open space provision • Loss of open space or accessible countryside	? This site would be able to accommodate open space and play provision on site to meet the needs of new residents without impacting on existing provision (especially if combined with BAS102). The site is currently in agricultural use; however footpaths run through the site. The impact on footpaths and rights of way was raised as an issue through public consultation.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant	On-site provision of open space required.

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 crime and community safety cannot be determined 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 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?	• Health/social care capacity • Open space provision • Noise pollution • Un-neighbourly uses	?/- There is insufficient capacity at present but there is scope to accommodate growth through expansion of existing facilities or by on-site provision of new facilities such as GP and hospital treatment. This site would be able to accommodate open space and play provision on site to meet the needs of new residents without impacting on existing provision (especially if combined with BAS102). Part of site is affected by rail and road traffic noise so impact is based on these	Likelihood: uncertain Scale: local Timescale: medium-long term Duration: permanent Significance: potentially significant	Financial contributions are likely to be sought. A detailed noise

			locations. The northern part of the site is close to the sewage works and incinerator.	Likelihood: uncertain Scale: local Timescale: short term Duration: temporary Significance: potentially significant	assessment will be required to ensure acceptable noise standards can be met within homes and in amenity areas and further noise mitigation measures may be required.
Conclusion: The development of the site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. A number of further significant potential negative impacts were identified through the appraisal, particularly relating to environmental and social objectives. The site is effectively an island site, isolated from other settlements and transport networks, and therefore it has the potential to fail to contribute to the SA objectives of improving sustainable accessibility to all services and facilities; improving choice and access to sustainable transport options; and creating and sustaining vibrant settlements and communities. The isolation issue may be able to be partly addressed if developed in conjunction with adjoining sites. Similarly, the site is highly sensitive to development given the River Loddon valley corridor and the fact the site is at significant risk of flooding given the extent of Flood zones 2 and 3, wildlife habitats, the rural character of the wider countryside and the visual constraints of the area. Therefore development of the site has potential negative impacts in terms of the SA objectives which aim to protect and enhance local biodiversity, flora and fauna; reduce the risk of flooding; protect and enhance the distinctiveness and quality of the local landscape; and protect and enhance the distinctiveness and high quality features of the local built environment. The site's main positive contribution is the opportunity to provide a range of dwellings to meet local needs given its overall size. Development of the site would largely have a neutral impact on economic objectives. Whilst it does not entail the loss of any employment land, it is not accessible to existing employment sites. The site could provide new small scale commercial development opportunities but does not have high broadband speeds at present to support working from home. The appraisal also highlighted a number of uncertainties due to the limited masterplanning of the site, particularly with respect to infrastructure provision Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a					

detailed allocation policy) to ensure that a sustainable development could be achieved. This would include ensuring that the site is developed in combination with land to the east, the siting and design of the development should avoid constrained or inappropriate areas for development including floodplains, areas of landscape sensitivity and biodiversity interest; opportunities for habitat enhancement and improvements to the natural environment are realised; and adequate infrastructure is provided including on-site community and education provision, improved transport linkages and networks, sewerage infrastructure provision, affordable housing, and appropriate green infrastructure. Development must also be of a sustainable design and construction and manage surface water as part of an overall strategy.

Detailed Site Appraisal: BAS104 North of Popley Fields

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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? - Will it increase the affordability of housing? - Will it help to reduce	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	++/- The site has the potential to increase housing supply by some 450 new dwellings. A site of this size could provide a range of sizes and types to provide choice and meet a range of needs. At this stage it is not known whether the site	Likelihood: high Scale: local Timescale: short-long term Duration: permanent Significance:	Development on the site should be of a sustainable design and construction to ensure the housing is sustainable. Affordable

home.	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		would meet certain housing needs. The site is in close enough proximity of employment areas such that it would integrate with employment needs. The sustainability of any new housing will be dependent on other policies/implementation. The Council's housing register shows there are 5300 households in need of housing in Basingstoke Town. Development of the site does not meet the specific housing needs of gypsies and travellers.	significant The certainty of any new housing meeting housing needs will be subject to implementation of other policies such as affordable housing, housing mix etc. Likelihood: certain Scale: local Timescale: short-long term Duration: temporary Significance:	housing/housing mix policies required to ensure housing provision meets identified need. The needs of gypsies and travellers need to be addressed.

	travellers? Will it integrate with the employment needs of the Borough?			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 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	Within 7 most deprived areas of Borough Potential impact on community cohesion.	-/? No (but adjoins Popley East ward), provides opportunity for improved housing in Popley. There has been a lot of recent development at Popley and the impact of further development on community cohesion should be considered.	Likelihood: uncertain Scale: local Timescale: medium-long term Duration: temporary but over some years Significance: potentially significant	Further consideration of the impact on community stability/cohesion given the large amount of recent development at Popley.

	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?	• Renewable energy • Accessibility	-/?/++ Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. The site links to existing areas and has some limited local accessibility to services. Pedestrian and cycle links would tie into existing networks. Car journeys will dominate but bus services are close. The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy.	Likelihood: certain Scale: global Timescale: long term Duration: permanent Significance: significant Likelihood: uncertain Scale: global Timescale: long term Duration: permanent	Sustainability/energy efficiency of new housing could be improved through design and technology – through policy or masterplanning of site. Seek to ensure renewable energy and/or decentralized energy provided on site.

				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?	Biodiversity	-/? Potential impact on the great crested newt populations. Consideration also needs to be given to potential indirect impacts on the nearby Basing Forest SINC as a result of additional recreational pressure.	Likelihood: uncertain Scale: local Timescale: short Duration: permanent Significance: potentially significant	Mitigation may be possible with careful design and compensation measures 5 metre buffer to all drains and watercourses required, however if ecologically a greater buffer zone is shown to be required, this will need to be incorporated.
(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 geological and geomorphologic interests? - Will it maintain and enhance the quality	- Landscape character, diversity - Agricultural land - minerals	-/+/- Assessed has having a medium/low capacity for development within the Landscape Capacity Study. Landscape constraints include the high ground to the north, visibility within the local area and the limited potential for screening. 83% of the site is	Likelihood: uncertain Scale: local-national Timescale: short term-long term Duration: permanent Significance: significant	Development may be possible on the lower western slopes and views from the west could be screened with woodland planting.

interests	of the Borough's soils? Will it retain the Borough's best and most versatile agricultural land?		predominantly grade 3b (low grade), 17% grade 3a. The eastern edge of the site falls within a Mineral Consultation Area for clay resource	Likelihood: uncertain Scale: local-national Timescale: short term-long term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local-national Timescale: medium-long term Duration: permanent Significance: potentially significant	The clay resource is not an overriding constraint which would prevent potential development of the site, although further investigation would be required.
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?	- Water quality - Pollution of water source - Adequate water supply - Adequate sewerage infrastructure	-/++/++/? There is 95% confidence that there would be no overall deterioration in the Water Framework Directive band status.	Likelihood: fairly certain Scale: local Timescale: immediate Duration: short-long term Significance:	Monitoring of water quality required. Further investigation necessary to assess network capacity for sewerage infrastructure.

			The site is not within a Source Protection zone and therefore the risk of polluting a water source is limited. South East Water's Water Resource Management Plan sets out how water will be provided up to 2020. The Water Cycle Study identifies adequate sewerage infrastructure although Thames Water have raised concerns in	potentially significant Likelihood: fairly certain Scale: local Timescale: immediate Duration: unknown Significance: insignificant Likelihood: certain Scale: local Timescale: longer term Duration: short-long term Significance: significant Likelihood: uncertain	

			relation to this site.	Scale: local Timescale: medium – lead in time required to upgrade infrastructure Duration: temporary 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 provision of supporting water and sewerage infrastructure to support development?	- Flooding - permeability of the soil	-/?/- The site is wholly within Flood Zone 1, is not within or upstream of a Critical Drainage Area and there is no record of localised or groundwater flooding. There is an Upstream Critical Drainage Area to the east of the site although the site would not drain into this area. Parts (not significant areas) of the site are identified as being at risk of future surface water flooding in a 1 in 200 year event at a depth of 100 and 300ml. The EA has identified that there is a risk of shallow groundwater and that the poor drainage of the land represents a constraint.	Likelihood: uncertain in respect of groundwater Scale: local Timescale: short term Duration: temporary Significance: significant	The sequential test should be applied in the first instance and if there are no alternative suitable sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows: Avoid development in areas at risk of future surface water flooding. Mitigate risk of groundwater through

			The site has a fairly high standard percentage runoff, but this is not deemed to be a significant constraint to development.		an investigation and establishing appropriate ground levels for new development. Surface Water Management Strategy required.
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?	- Site accessible by range of transport - Enable transport linkages - Opportunity for new local services	0/+/? The site links to existing areas and has some limited local accessibility to services. Pedestrian and cycle links would tie into existing networks. Car journeys will dominate but bus services are close. The Transport Assessment/Model indicates that only minor modifications to the local highway network would be required. There will be no wider benefits for other sites/users in terms of transport linkages or new facilities/infrastructure.	Likelihood: certain Scale: local Timescale: short term Duration: permanent Significance: significant	On-site provision or financial contributions would be required to ensure sufficient community, sports, and waste facilities.

			There is insufficient capacity at some of the community facilities.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent 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?	• Site potential to be accessible by extending transport network • Opportunity to provide new/improved infrastructure	0 There will be no wider benefits for other sites/users in terms of transport linkages or new facilities/infrastructure.		
10) To improve educational	• Will it increase the levels of participation in education at all	• Capacity in primary schools • Capacity in secondary schools	- There is insufficient capacity at local primary and secondary	Likelihood: uncertain Scale: local	Contributions and/or a review of catchment areas will be required

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?	• New education provision?	schools.	Timescale: medium term – lead in required for new provision Duration: permanent Significance: significant	
11) To develop a	• Will it promote employment opportunities for the	• Will it entail the loss of any employment land • Proximity to employment	0/+/? Development of the site will not		

diverse and competitive knowledge-based economy	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?	- Will it incorporate any commercial premises - Is there good broadband access	entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by bus, walk, cycle and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbs by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium term Duration: temporary Significance: insignificant	
12) To maintain	Will it promote employment	Will it entail the loss of any employment land	0/+/?		

high and stable levels of 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?	• Proximity to employment • Will it incorporate any commercial premises • Is there good broadband access	Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by bus, walk, cycle and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbs by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: short term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium term Duration: temporary Significance: insignificant	

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?	- Will it entail the loss of any employment land - Proximity to employment - Will it incorporate any commercial premises - Is there good broadband access	0/+/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by bus, walk, cycle and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbs by 2015.	Likelihood: certain Scale: borough Timescale: short term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium term Duration: permanent 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	• Anything other than housing proposed that would be attractive to visitors	0 There is no indication at this stage that the site would incorporate anything other than housing that would be attractive to 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	• Harm heritage assets – archaeology • Heritage assets - general	?/+ Medium potential for impact on archaeological interest. There are no Conservation Areas, Historic Parks and Gardens, Listed Buildings or other heritage assets on or in close proximity to the site.	Likelihood: uncertain regarding archaeological interest Scale: local-national Timescale: short term Duration: unknown Significance: potentially significant	Potential of mitigation of archaeological concerns following fieldwork.

	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	• 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	• Contamination • Greenfield site	-/? Greenfield site but no record of contamination. The assessment of many of	Likelihood: certain that Greenfield site would be used Scale: local Timescale: within Local Plan period Duration: permanent Significance: significant Likelihood: uncertain impact on resource use Scale: local-global	Consider efficiency of resource use in design and layout of the development.

sustainable design and construction technologies	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?		these issues are largely design related so are unable to be assessed at this stage.	Timescale: short-long term Duration: permanent Significance: unknown	
(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	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services • Will it maintain community stability?	? Development of this site would relate well to the recent development at Popley and would not be isolated. However, it would reduce the open area between Basingstoke and Sherborne St	Likelihood: the impact on a range of issues that are relevant to this objective is uncertain Scale: local Timescale: short-long	Impact dependent on siting, layout, scale, character and landscape design. Consider further the impact on community stability/cohesion

	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?		John and therefore potentially could lead to coalescence. Any development would project northwards beyond the settlement of Basingstoke, but it would relate to the Marnel Park development in Popley. It is unknown at this stage whether any development of the site would provide new facilities or services. There has been a lot of recent development at Popley and the impact of further development on community cohesion should be considered.	term Duration: unknown Significance: unknown	given the large amount of recent development at Popley
18) To	• Will it maintain or improve public	• Open space provision	-/?	Likelihood: uncertain	Need to ensure

promote and improve access to open space and countryside	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?	• Loss of open space or accessible countryside	Accessible natural greenspace adjacent to the site at Basing Forest (although access is dependent on the Forestry Authority). Site of sufficient size to provide open space. A public Right of Way currently runs through the site.	impact on open space and access to the countryside at this stage Scale: local Timescale: short-long term Duration: permanent Significance: unknown	adjoining open space and access to countryside protected, as well as provision of new open space on-site.
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 crime and community safety cannot be determined at this stage		
20) To improve health and well-being through the development of	• Will it improve access to health and social care? • Will it promote healthy lifestyles? • Will it	• Health/social care capacity • Open space provision • Noise pollution • Un-neighbourly uses	0/?/++ There is adequate healthcare capacity to serve the site or there are plans in place to improve the infrastructure.		Financial contributions are likely to be sought.

healthy communities	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?		Accessible natural greenspace adjacent to the site at Basing Forest (although access is dependent on the Forestry Authority. Site of sufficient size to provide open space. The site is not subject to unacceptable noise pollution, and is not close to an unneighbourly use.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant Likelihood: unlikely Scale: local Timescale: short term Duration: temporary Significance: insignificant	

Conclusion: The development of the site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. Developing the site for housing is unlikely to lead to any overriding negative effects although some impacts were identified, particularly relating to the environmental and social objectives as a result of the potential for coalescence between Sherborne St John and Basingstoke and the need to consider carefully the impact on community cohesion given the amount of recent development in Popley. Due to the potential impacts on habitats and species, potential for archaeological interest and landscape sensitivities there is potential for development to have a negative impact in terms of the SA objectives to protect and enhance the distinctiveness and quality of the local landscape; avoid the risk of flooding and the detriment to the community, protect and enhance local biodiversity, flora and fauna; and protect and enhance distinctive and high quality features of the local built environment. These potential issues only affect parts of the site or could be addressed through layout, design, investigation and mitigation.

Development of the site would largely have a neutral impact on the economic objectives and it does not entail the loss of any employment land and the site is in close proximity of employment areas such that it would integrate with employment needs. There is no indication that the site would provide new commercial development opportunities and the site does not have high broadband speeds at present to support working from home. The SA identified some uncertainty regarding infrastructure and service provision, its effect in respect of social objectives such as improving educational attainment and the protection of the distinctiveness of the local landscape, soils and geological interest given landscape sensitivity and the presence of a clay resource. The site's main positive contribution is the opportunity to provide a range of dwellings to meet local needs given its overall size.

Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development could be achieved. This would include ensuring that development has regard to the landscape sensitivity, ensuring opportunities for habitat enhancement are realised, investigation of clay resources, avoiding areas at risk of flooding, an investigation into groundwater and incorporation of appropriate mitigation measures; and ensuring adequate infrastructure is provided including on-site community and primary education provision, sewerage infrastructure, affordable housing and appropriate green infrastructure to address local open space issues. An appropriate drainage and surface water strategy would need to be implemented and development must be of a sustainable design and construction.

Detailed Site Appraisal: BAS107 Razors Farm

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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? - Will it increase the affordability of housing? - Will it help to reduce	Housing need for settlement – housing register/Rural housing study? Meeting the needs of gypsies and travellers Integration with employment needs	++/- The site has the potential to increase housing supply by some 420 new dwellings. A site of this size could provide a range of sizes and types to provide choice and meet a range of needs. At this stage it is not known whether the site	Likelihood: high certainty Scale: borough wide Timescale: short-long term Duration: permanent Significance:	Development on the site should be of a sustainable design and construction to ensure the housing is sustainable. Affordable

home.	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		would meet certain housing needs. The site is in close enough proximity of employment areas such that it would integrate with employment needs. The sustainability of any new housing will be dependent on other policies/implementation. The Council's housing register shows there are 5300 households in need of housing in Basingstoke Town. Development of the site does not meet the specific housing needs of gypsies and travellers.	significant The certainty of any new housing meeting needs will be subject to implementation of other policies such as affordable housing, housing mix etc. Likelihood: certain Scale: local Timescale: short-long term Duration: temporary Significance: significant	housing/housing mix policies required to ensure housing provision meets identified need. The needs of gypsies and travellers need to be addressed.

	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	Within 7 most deprived areas of Borough	0 Development of this site would not have a direct impact on deprivation and inequality.		

	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?	- Renewable energy - Accessibility	-/+ /++ Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. Although the site has some local accessibility, car journeys will dominate. The site has the potential to incorporate the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy.	Likelihood: certain Scale: global Timescale: long term Duration: permanent Significance: significant Likelihood: uncertain Scale: global Timescale: long term Duration: permanent Significance: significant	Sustainability/energy efficiency of new housing could be improved through design and technology – include through policy or masterplanning of site Seek to ensure renewable energy and/or decentralized energy provided on site.
4) To protect, and enhance local biodiversity	Will it protect and enhance sites and habitats, both designated and undesignated, of nature conservation	Biodiversity	-/? It is considered possible that development can be accommodated without direct loss of important habitats subject to layout and design. There may be potential indirect	Likelihood: uncertain Scale: local Timescale: unknown	Conservation and enhancement of the biodiversity interest will depend on the layout and design of any development,

, flora and fauna	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?		impacts which will need to be addressed through management and contributions. Further survey work is recommended.	Duration: unknown Significance: significant	management issues, and on and off site contributions. Buffer zone of 5m to all drains and watercourses & designated wildlife sites will be required.
(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?	• Landscape character, diversity • Agricultural land • minerals	-/+ The site has been assessed as having a 'medium/low' capacity for development within the Landscape Capacity Study. Particular sensitivities of the site include the historic field patterns, the Roman Road and the existing vegetation structure. 93% of the site is classified as Grade 3b agricultural land (low	Likelihood: it is fairly likely there will be some negative landscape impact although it is difficult to judge the extent at this stage Scale: local-national Timescale: short-long term Duration: permanent Significance: significant Likelihood: it is fairly certain that development of this site would not result in	Mitigation is possible through siting, design, and landscaping.

			grade, moderate quality). There are no mineral constraints associated with this site.	loss of high quality agricultural land or mineral resources Scale: local-national Timescale: short-long term Duration: permanent Significance: insignificant	
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?	- Water quality - Pollution of water source - Adequate water supply - Adequate sewerage infrastructure	-/++/?/0/- There is 95% confidence that there would be no overall deterioration in the Water Framework Directive band status. Must ensure that development does not connect to Sherfield on Loddon STW unless an effluent improvement programme has been planned. The EA has identified that there is a risk of shallow groundwater which should be investigated.	Likelihood: fairly certain but further investigation of groundwater required. Scale: local Timescale: immediate Duration: medium term – some lead in time required for infrastructure Significance: significant	Monitoring of water quality is required. Further work on groundwater is required. Further investigation necessary to assess network capacity for sewerage infrastructure.

			The site is not within a source protection zone and therefore there is limited risk of polluting a water source.	Likelihood: fairly certain Scale: local Timescale: immediate Duration: unknown Significance: insignificant	
			Water supply up until 2020 is detailed in South East Water's Water Resource Management Plan.	Likelihood: certain Scale: local Timescale: longer term Duration: short-long term Significance: significant	
			There is no capacity in the drainage network and a new connection to the strategic network or sewer upgrades would be required to accommodate new development. Thames Water	Likelihood: uncertain Scale: local Timescale: medium –	

			have raised concerns regarding waste water services in relation to this site.	lead in time required to upgrade infrastructure Duration: temporary 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 provision of supporting water and sewerage infrastructure to support development?	- Flooding - permeability of the soil	0/- The site is wholly within Flood Zone 1, is not within or upstream of a critical drainage area and there is no record of groundwater flooding. There is record of localised flooding in the far north eastern corner of the site, however this is a minor area although it could have an impact on the access if access is taken from this location. A very small part of the site is at risk of future surface water flooding in a 1 in 200 year event. The Environment Agency has identified that there is the potential for shallow groundwater on site and that the poor drainage of the land represents a constraint. The site has a fairly high	Likelihood: uncertain Scale: local Timescale: short-long term Duration: temporary Significance: significant (but mitigation possible)	The sequential test should be applied in the first instance and if there are no alternative suitable sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows: Avoid development in areas where localised flooding has occurred and areas at risk of future surface water flooding. If the access runs through an area that has experienced localised flooding, the access design would need to be carefully considered to ensure

			standard percentage runoff – effectiveness of infiltration in this area may be limited as a result of geology. Drainage assessments are recommended.		safe access and egress is achieved. Mitigate risk of groundwater through an investigation and establishing appropriate ground levels for new development. Avoid development in drainage ditches. Surface Water Management Strategy required.
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?	- Site accessible by range of transport - Enable transport linkages - Opportunity for new local services	+/-/? The site links to existing areas and has some local accessibility although car journeys will dominate. Extension of pedestrian and cycle links will assist accessibility but bus services will need to be extended. The site will benefit strongly if Chineham station is delivered.	Likelihood: fairly certain Scale: local Timescale: short term Duration: permanent Significance: significant (but potential to overcome)	Potential mitigation required to overcome impact on rural lanes. Extension of pedestrian and cycle links necessary.

	• Does it include provision for extending remote access? • Will it improve access to broadband?		Potential deterioration on the wider transport network due to additional cars. The site will not generate any major infrastructure on site and is unlikely to offer transport benefits to neighbouring residents. Contributions will be sought for community/sports facilities etc.		
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?	• Site potential to be accessible by extending transport network • Opportunity to provide new/improved infrastructure	-/0 The site links to existing areas and has some local accessibility although car journeys will dominate. Extension of pedestrian and cycle links will assist accessibility but bus services will need to be extended. The site will benefit strongly if Chineham station is delivered. The site will not generate any major infrastructure on site and is unlikely to offer transport benefits to neighbouring	Likelihood: uncertain Scale: local Timescale: short term Duration: unknown Significance: fairly significant	Access to sustainable transport options will need to be considered/ensured at a more detailed stage.

			residents.		
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?	• Capacity in primary schools • Capacity in secondary schools • New education provision?	- This development is in an area that will prove difficult to provide primary school places. The nearest schools are on a restricted site and are unlikely to be able to be expanded. There is insufficient capacity at secondary schools at present. A review of secondary school catchment areas will be required due to the location of development and to reflect the difficulty that is likely to exist in expanding local schools.	Likelihood: uncertain Scale: local Timescale: medium – lead in for infrastructure Duration: permanent Significance: significant	If other housing sites come forward locally this may enable provision of a new primary school. A review of secondary school catchment areas may address this issue.

	• 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?	• Will it entail the loss of any employment land • Proximity to employment • Will it incorporate any commercial premises • Is there good broadband access	0/+/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by bus, walk, cycle and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbs by 2015.	Likelihood: uncertain Scale: borough Timescale: short-medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium term Duration: permanent Significance:	

				insignificant	
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?	• Will it entail the loss of any employment land • Proximity to employment • Will it incorporate any commercial premises • Is there good broadband access	0/+/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by bus, walk, cycle and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbs by 2015.	Likelihood: uncertain Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium term Duration: permanent Significance:	

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?	• Will it entail the loss of any employment land • Proximity to employment • Will it incorporate any commercial premises • Is there good broadband access	0/+/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by bus, walk, cycle and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbs by 2015.	Likelihood: uncertain Scale: borough Timescale: medium term Duration: permanent Significance: potentially insignificant Likelihood: uncertain Scale: local Timescale: medium term Duration: permanent	

				Significance:	
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	Anything other than housing proposed that would be attractive to visitors	0 There is no indication at this stage that the site would incorporate anything other than housing that would be attractive to 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	- Harm heritage assets – archaeology - Heritage assets - general	-/? There is medium potential for archaeological impact though mitigation may be possible. There are grade II listed buildings within the southern part of the site.	Likelihood: uncertain Scale: national Timescale: short-long term Duration: permanent Significance: potentially significant	Further assessment of archaeological interest required, and may be scope for mitigation. Negative impact on the listed buildings could be avoided through the siting or design of any development.

	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	• 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	• Contamination • Greenfield site	-/? Greenfield site but no record of contamination. The assessment of many of these issues are largely design related so are unable to be	Likelihood: certain that Greenfield site would be used Scale: local Timescale: within Local Plan period Duration: permanent Significance: significant Likelihood: uncertain impact on resource use Scale: local-global	Consider efficiency of resource use in design and layout of the development.

sustainable design and construction technologies	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?		assessed at this stage.	Timescale: short-long term Duration: permanent Significance: unknown	
(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	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	?/0/+ The site relates moderately well to the existing settlement in terms of form, scale and character although local landforms, vegetation and the railway line could potentially result in isolation of the site	Likelihood: the impact on a range of issues that are relevant to this objective is uncertain Scale: local Timescale: short-long	Impact dependent on siting, layout, scale, character and landscape design, open space provision and financial contributions.

	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?		from surrounding development but this could potentially be addressed through site layout and design. It is not considered that development of the site would lead to coalescence. There is the opportunity for new open space to be provided as part of this development to address existing deficiencies in the area. There is potential for expansion of existing community facilities at Sherfield Park with financial contributions. It is unknown at this stage whether any development of the site would provide new facilities or services.	term Duration: unknown Significance: unknown	

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?	- Open space provision - Loss of open space or accessible countryside	+/? The site has the potential to address the deficiency in park provision in Chineham through the provision of on site open space and children's play facilities – could meet needs of existing and future residents. The site is currently in agricultural use and there is no reason to believe it functions as accessible countryside. A public right of way borders the northern boundary of the site.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significant: fairly significant	Ensure on-site provision of open space provided
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 crime and community safety cannot be determined at this stage		
20) To improve health and well-being through the	- Will it improve access to health and social care? - Will it promote	- Health/social care capacity - Open space provision - Noise pollution - Un-neighbourly uses	0/?/- There is adequate healthcare capacity to serve the site or there are plans in place to		Financial contributions would be sought for healthcare provision.

development of healthy communities	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?		improve the infrastructure. Financial contributions would be sought. Current open space provision in the area is deficient but this can be overcome by provision on this site as part of any development. Part of the site is affected by rail traffic noise and there may be noise implications from the neighbouring business park.	Likelihood: uncertainty Scale: local Timescale: uncertain Duration: uncertain Significance: unknown Likelihood: uncertain – further investigation required Scale: local Timescale: short term Duration: temporary Significance:	Need to ensure provision of open space onsite. A detailed noise assessment would be required and potential mitigation measures.

				significant	
Conclusion: The development of the site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. Developing the site for housing is unlikely to lead to any overriding negative effects although some negative impacts were identified, particularly relating to the environmental and social objectives. Due to the sensitivities of the landscape, potential indirect impacts on habitats and species and potential impacts on heritage assets there is potential for development to have a negative impact in terms of the SA objectives to protect and enhance the distinctiveness and quality of the local landscape; protect and enhance local biodiversity, flora and fauna; and protect and enhance distinctive and high quality features of the local built environment. These potential issues only affect parts of the site however and could be overcome through layout, design and mitigation. Development of the site would largely have a neutral impact on the economic objectives. It does not entail the loss of any employment land, and is accessible to a number of employment areas. There is no indication that the site would provide new commercial development opportunities and the site does not have high broadband speeds at present to support working from home. The SA identified some uncertainty regarding infrastructure and service provision, and its effect in respect of social objectives such as improving educational attainment. The site's main positive contribution is the opportunity to provide a range of dwellings to meet local needs given its overall size. Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development could be achieved. This would include ensuring that development has regard to the characteristics and sensitivities of the landscape including the historic field patterns, roman road and existing vegetation structure; protecting the setting of the listed buildings; avoiding areas affected by noise pollution; enabling adequate integration with surrounding areas including improved transport linkages and networks; avoid areas of localised flooding, investigate groundwater, ensure opportunities for habitat enhancement are realised; and ensuring adequate infrastructure is provided including on-site community and primary education provision, sewerage infrastructure, affordable housing and appropriate green infrastructure to address local open space issues. An appropriate drainage strategy would need to be implemented and development must be of a sustainable design and construction.					

Detailed Site Appraisal: BAS114 Kennel Farm

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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? - Will it increase the affordability of housing? - Will it help to reduce	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	++/- This site has the potential to increase housing supply by 250 dwellings and could supply a variety of types and sizes of dwelling to meet a range of housing needs. However, at this stage it is not known whether the site would meet	Likelihood: high Scale: local Timescale: short-long term Duration: permanent Significance:	Development on the site should be of a sustainable design and construction to ensure housing is sustainable.

home.	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		certain housing needs. Ensuring the provision of affordable and sustainable housing will need to be addressed through detailed policy or masterplanning. The Council's housing register shows there are 5300 households in need of housing in Basingstoke Town. Development of the site does not meet the specific housing needs of gypsies and travellers.	significant Likelihood: uncertain Scale: local-global Timescale: short-long term Duration: permanent Significance: significant Likelihood: certain Scale: local Timescale: short-long	The needs of gypsies and travellers need to be addressed.

	travellers? • Will it integrate with the employment needs of the Borough?			term Duration: temporary Significance: 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 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?	Within 7 most deprived areas of Borough	0 This site 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?	- Renewable energy - Accessibility	++/- This site has the potential to incorporate or promote the use of renewable technologies and is of sufficient size to deliver decentralized energy. There are no existing pedestrian or cycling routes or bus services to the site. Car trips are likely to dominate as key services are some distance away.	Likelihood: although the site has the potential to incorporate low carbon energy schemes this is not certain Scale: global Timescale: long term Duration: permanent Significance: significant Likelihood: uncertain Scale: global Timescale: long term Duration: permanent Significance: significant	Sustainability/energy efficiency of new housing could be improved through design and technology –through policy or masterplanning of site. Seek to ensure renewable energy and/or decentralized energy is provided on site. Ensure that sustainable transport options are available for residents.

(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?	• Biodiversity	+ The site has no anticipated biodiversity constraints that cannot be assessed through normal best practice for protecting biodiversity interests through the development control process.	Likelihood: certain Scale: local - european Timescale: short to long term Duration: short term Significance: insignificant	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	• Landscape character, diversity • Agricultural land • minerals	-/-/++ This site is considered to have a medium capacity for development, due to the relative enclosure of the site and the low level of valuable landscape features. However the site is visually separate from the southern edge of Basingstoke Town and much of the site is strongly influenced by the character of the wider countryside, with any urban intrusion limited to the east of the site.	Likelihood: uncertain Scale: local - national Timescale: short term – long term Duration: permanent Significance: significant	A well designed layout and appropriate level/distribution of open space could accommodate interface with surrounding countryside and enhance landscape character and visual amenity.

	most versatile agricultural land?		It is indicated that 88% of the site is classified as Grade 3a (good quality) agricultural land with approximately 12% categorised as Grade 2 (very good quality) agricultural land. There are no minerals constraints associated with this site.	Likelihood: certain Scale: local-national Timescale: short-long term Duration: permanent Significance: significant Likelihood: certain Scale: local-national Timescale: n/a Duration: n/a Significance: insignificant	.
6) To maintain and	Will it maintain or improve the water quality of controlled	- Water quality - Pollution of water source - Adequate water supply	-/0/+/- There would be no overall	Likelihood: fairly certain	Monitoring of water quality required.

improve the quality of water resources in the Borough	waters including rivers, streams, ditches, ponds, lakes and groundwater?	Adequate sewerage infrastructure	deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, this is not deemed to be a significant constraint to development. The site lies within Source Protection Zone 3. The EA has not raised an issue in respect of polluting a water source. South East Water's Water Resource Management Plan sets out how water will be provided up to 2020.	Scale: local Timescale: immediate Duration: short – long term Significance: potentially significant Likelihood: fairly certain Scale: local Timescale: immediate Duration: short – long term Significance: insignificant Likelihood: certain Scale: local Timescale: immediate Duration: short – long term	Further investigation will be necessary to assess network capacity for sewerage infrastructure, taking into account possible lead in times.

			The Water Cycle Study identifies a need for major infrastructure to convey sewage effluent to the STW due to insufficient capacity. A sewerage feasibility assessment would need to be commissioned from the water company by the developer. There is concern that the sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. Should an upgrade to assets be required, the lead in time is 3 years.	Significance: insignificant Likelihood: uncertain Scale: local Timescale: medium – lead-in time required to assess and upgrade infrastructure Duration: short – long term 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	- Flooding - permeability of the soil	-/++ The site is wholly within Flood Zone 1, is not within or upstream of a critical drainage area, there is no record of localised flooding and there is no record of groundwater flooding. Parts (not significant areas) of the site are identified as being at risk of future surface water flooding in a 1 in 200 year event at a depth of 100 and 300ml.	Likelihood: uncertain Scale: local Timescale: short term Duration: temporary Significance: significant Likelihood: uncertain Scale: local but need	The sequential test should be applied in the first instance and if there are no alternative sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows: Avoid development in

	developments? Will there be adequate provision of supporting water and sewerage infrastructure to support development?		This area has a very low Standard Percentage Runoff of 2% leading to very low greenfield runoff rates. Although the soil type is chalk there is a chance of shallow groundwater and therefore if this area is developed it is unlikely to be possible to infiltrate the runoff generated as a result of additional impermeable surfaces (hard standing etc). Subject to a surface water/drainage strategy this is not deemed to be a significant constraint to development.	to consider alternative sites Timescale: short term Duration: temporary Significance: potentially significant Likelihood: uncertain Scale: local Timescale: short term but may require further investigation and strategy Duration: temporary Significance: significant	areas at risk of future surface water flooding. Surface water needs to be managed as part of any development strategy.
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	- Site accessible by range of transport - Enable transport linkages - Opportunity for new local services	-/0/- There are no services other than car reaching the site so new extensions to bus routes and pedestrian/cycle paths will be needed. Car trips will be the main source of travel given the proximity of the motorway.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance:	

	congestion? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?		Access to the A30 is straightforward but traffic queues at Kempshott/Brighton Hill. Most key services located some distance away in town centre.	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?	• Site potential to be accessible by extending transport network • Opportunity to provide new/improved infrastructure	-/0/- There are no services other than car reaching the site so new extensions to bus routes and pedestrian/cycle paths will be needed. Car trips will be the main source of travel given the proximity of the motorway. Access to the A30 is straightforward but traffic queues at Kempshott/Brighton Hill. Most key services located some distance away in town centre – no indication that new services would be provided on-	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant	

			site.		
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and	• 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	• Capacity in primary schools • Capacity in secondary schools • New education provision?	0/+ There is insufficient capacity at present but Kempshott Infant and Junior school is likely to be able to be expanded to cope with additional demand. There is sufficient secondary capacity at Brighton Hill and Aldworth secondary schools.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: significant Likelihood: certain Scale: local Timescale: long term	Building feasibility appraisal required to confirm potential for increased capacity at Kempshott school. Financial contributions will be required for expansion of school.

personal development.	- 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?			Duration: permanent Significance: insignificant	
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	- Will it entail the loss of any employment land - Will it incorporate any commercial premises - Is there good broadband access - Proximity to employment?	0/+/- Development of this site will not result in the loss of any employment land. There is no indication that this site would include any commercial premises. The site is isolated from the rest of Basingstoke Town, but within commuter distance.	Likelihood: certain Scale: borough Timescale: short term Duration: permanent	

	existing businesses and attract inward investment?		The site currently has poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	Significance: significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary Significance: likely to be insignificant	
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	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/+/- Development of this site will not result in the loss of any employment land. There is no indication that this site would include any commercial premises. The site is isolated from the rest of Basingstoke Town, but within commuter distance. The site currently has poor broadband coverage (<2Mb/s)	Likelihood: certain Scale: borough Timescale: short term Duration: permanent Significance:	

	existing businesses and attract inward investment?		although predicted to receive NGA coverage up to 40Mbps by 2015.	significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary Significance: likely to be insignificant	
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?	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/+/- Development of this site will not result in the loss of any employment land. There is no indication that this site would include any commercial premises. The site is isolated from the rest of Basingstoke Town, but within commuter distance.	Likelihood: certain Scale: borough Timescale: short term Duration: permanent	

			The site currently has poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	Significance: significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary Significance: likely to be 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	Anything other than housing proposed that would be attractive to visitors	0 There is currently no indication that this site would incorporate anything other than housing that would be attractive to visitors.		
15) To protect and enhance distinctive and high quality	Will it promote and maintain an attractive and diverse townscape, and protect areas of highest townscape	- Harm heritage assets – archaeology - Heritage assets - general	+/- This site is considered to have a low/medium impact on archaeological interests. It is suggested that fieldwork is	Likelihood: uncertain regarding archaeological interest Scale: local - national	Potential for mitigation of archaeological concerns following fieldwork.

features of the local built environment	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?		carried out before an application is submitted. There are no Listed Buildings, Conservation Areas, Historic Parks and Gardens, or other heritage assets on or in close proximity to the site.	Timescale: short term Duration: unknown Significance: unknown	
16) To improve the efficiency of resource	• Will it use water more efficiently? • Will it reduce water consumption?	• Contamination • Greenfield site	-/?/? This would entail development of a greenfield site.	Likelihood: certain that Greenfield land would be used	

use, including re-using previously developed land, 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?		The site contains one potentially infilled pit.	Scale: local Timescale: within Local Plan period Duration: permanent Significance: significant	
			The assessment of many of these issues are largely design dependent and at it is not possible to assess these at this stage.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: insignificant Likelihood: uncertain Scale: local -global Timescale: short-long term Duration: permanent Significance: unknown	

	• 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	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	-/- Development of this site could result in an isolated settlement as it borders countryside to the south and west, a golf course to the east and a woodland park to the north. The site does not relate well to the existing settlement in terms of form, scale and character and would not create a more integrated settlement. It would extend significantly beyond the existing built form of Basingstoke with limited opportunity to be defined by strong boundaries. It would not result in coalescence of settlements. There is no indication that new facilities or services would be provided on-site, and the site is some distance from other key services in the town centre.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: unknown Significance: significant	

	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?			Likelihood: uncertain Scale: local Timescale: short-long term Duration: unknown Significance: 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	• Open space provision • Loss of open space or accessible countryside	0 The site is adjacent to Old Down open space and Beggarwood Woodland Park, The Woodland Park could accommodate some of the open space needs of new residents of this site. The site would be large enough to accommodate open space onsite. The site is currently in agricultural use, and a Public	Likelihood: uncertain Scale: local Timescale: medium-long term Duration: permanent Significance: significant	If developed in conjunction with the adjoining site BAS133, opportunities to provide larger good quality open spaces would be increased.

	leisure and cultural events?		Right of Way runs along the north-western boundary of the site.		
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 crime and community safety cannot be determined 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 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?	• Health/social care capacity • Open space provision • Noise pollution • Un-neighbourly uses	0/0/++/- There is adequate healthcare capacity to serve the site or there are plans in place to improve the infrastructure. Financial contributions would be sought to extend GP facilities nearby. The site is adjacent to Old Down open space and Beggarwood Woodland Park. The Woodland Park could accommodate some of the	Likelihood: uncertain in respect of healthcare Scale: local Timescale: short-long term Duration: permanent Significance: insignificant – can be overcome. Likelihood: uncertain Scale: local	Financial contributions are likely to be sought. Further investigation of noise from the A30 and M3 would be necessary.

			open space needs of new residents of this site. The site would be large enough to accommodate open space onsite. There are no unneighbourly uses at present. The site is affected by traffic noise from the A30 and M3, and a detailed noise assessment will be required, and noise mitigation measures may be necessary.	Timescale: medium-long term Duration: permanent Significance: significant Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: insignificant – can be overcome.	

				Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: unknown	
Conclusion: The development of this site would have the negative effect of resulting in the loss of green field land but in the absence of a sufficient supply of brown field sites it is acknowledged that green field land will be required to meet the borough's housing need. Developing the site for housing would have some potentially significant impacts relating to the environment and the creation of sustainable settlements, as there are landscape constraints given that the site is visually separate from the southern edge of Basingstoke Town and much of the site is strongly influenced by the wider countryside potentially resulting in an isolated settlement. Further negative impacts have been raised in terms of the environmental and social objectives of the sustainability appraisal which aim to reduce and minimise emissions of greenhouse gases, manage the impact of climate change and maintain and improve water resources. However, there are opportunities to site and design any development to avoid adverse impacts subject to further investigation in respect of some matters such as sewerage infrastructure. Development of the site would largely have a neutral impact on economic objectives – it does not entail the loss of any employment land, but is within sufficient distance of employment sites to enable commuting and support economic growth in principle. There is no indication that the site would provide new commercial development opportunities, and the site does not have high broadband speeds at present to support working from home. In terms of the accessibility objective, the site does score negatively as there are no public services in close proximity to the site and most key services are located some distance away; so extensions to bus routes, pedestrian and cycle paths would be needed. The site's main positive contribution is the opportunity to provide a range of dwellings to meet local needs given its overall size. Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes ensuring that the siting and design of the development avoids constrained or inappropriate areas for development including how development interfaces with the surrounding countryside, noise sensitive locations and areas at risk of future surface water flooding. Adequate infrastructure is required to be provided including general improvements assisting sustainable modes of transport, major sewerage infrastructure provision, provision of a new primary school on site, provision of affordable housing and appropriate green infrastructure and open space/recreational provision. Development must also be of a sustainable design and construction and manage surface water as part of an overall strategy to ensure infiltration is maximised.					

Detailed Site Appraisal: BAS121 East of Basingstoke

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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? - Will it increase the affordability of housing? - Will it help to reduce	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	++/- The site has the potential to increase housing supply by some 900 new dwellings. A site of this size could provide a range of sizes and types to provide choice and meet a range of needs. At this stage it is not known whether the site	Likelihood: high Scale: local-borough Timescale: short-long term Duration: permanent Significance:	Development on the site should be of sustainable design and construction to ensure the housing is sustainable. Affordable

home.	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		would meet certain housing needs. The site is in close enough proximity of employment areas such that it would integrate with employment needs. The sustainability of any new housing will be dependent on other policies/implementation. The Council's housing register shows 5300 households in need of housing in Basingstoke Town. Development of the site does not meet the specific housing needs of gypsies and travellers.	significant The certainty of any new housing meeting housing needs will be subject to implementation. Likelihood: certain Scale: local Timescale: short-long	housing/housing mix policies required to ensure housing provision meets identified need. The needs of gypsies and travellers need to be addressed.

	travellers? • Will it integrate with the employment needs of the Borough?			term Duration: temporary Significance: 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 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/	Within 7 most deprived areas of Borough	0 Development of this site would not have a direct impact on deprivation and inequality.		

	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?	• Renewable energy • Accessibility	-/-/++ Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. The site has some services within reach or will be of sufficient size to provide some services on site, but most journeys will be by car. The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to	Likelihood: certain Scale: global Timescale: medium-long term Duration: permanent Significance: significant Likelihood: uncertain Scale: local Timescale: medium-long term Duration: permanent Significance: potentially significant Likelihood: uncertain – reliant on provision	Sustainability/energy efficiency of new housing could be improved through design and technology – include through policy or masterplanning of site. New bus services would be required to improve sustainable accessibility. Seek to ensure low carbon/renewable/decentralized energy provided on site.

			deliver decentralized energy	on-site Scale: global Timescale: long term Duration: permanent 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?	Biodiversity	- Parts of the site have biodiversity interest. The site contains a watercourse with natural flood zones and BAP priority habitat. There is potential for habitat enhancements.	Likelihood: uncertain Scale: local Timescale: medium-long term Duration: uncertain Significance: unknown	Subject to adequate protection, including buffering, of Petty's Brook and natural flood zones and a design which respects boundary features of ecological features of ecological value and normal good practice for considering biodiversity within the development control process, it is anticipated that impacts on biodiversity could be satisfactorily mitigated. A buffer of 5m to all drains and watercourses if required and a buffer

					of 8m to main rivers. However if ecologically, a greater buffer zone is shown to be required, this will need to be incorporated.
(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?	• Landscape character, diversity • Agricultural land • minerals	+/+ The Landscape Capacity Study suggests that this area has a 'medium' capacity for development. It has a close relationship to existing settlement and has a low intrinsic landscape sensitivity. However, development should avoid the higher slopes, and respect the settings of Old Basing, Lychpit and the Park Pale. Development in the northern area would be limited by the character of the wider countryside, topography and vegetation and would need to respect this. 71% of the site is classified as Grade 3b (low grade) agricultural land, 6% is	Likelihood: uncertain Scale: local Timescale: medium-long term Duration: permanent Significance: significant	Landscape impact could be mitigated to some extent through layout/design.

			classified as Grade 3a, 12% unsurveyed. There are no mineral constraints associated with the site.	Likelihood: uncertain Scale: local-national Timescale: medium-long term Duration: permanent Significance: insignificant	
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?	- Water quality - Pollution of water source - Adequate water supply - Adequate sewerage infrastructure	-/++ There would be no overall deterioration in the Water Framework Directive band status, although there may be some overall deterioration in quality.	Likelihood: it is unknown to what extent water quality will deteriorate. Scale: local Timescale: medium-long term Duration: unknown Significance:	Monitoring of water quality is necessary.

			The site is not within a Source Protection Zone and therefore the risk of polluting a water source is limited.	uncertain Likelihood: fairly certain development will not pollute water source Scale: local Timescale: immediate Duration: unknown Significance: insignificant	
			Water supply up until 2020 is detailed in South East Water's Water Resource Management Plan.	Likelihood: certain Scale: local Timescale: longer term Duration: temporary Significance: significant	
			The Water Cycle Study identifies that there is adequate sewerage infrastructure in place to	Likelihood: fairly certain	

			convey the sewage effluent to the sewage treatment works	Scale: local Timescale: short-long term Duration: temporary 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 provision of supporting water and sewerage infrastructure to support development?	- Flooding - permeability of the soil	- Flood Zones 2 and 3 run through the site, although the site is predominantly within Flood Zone 1. The site is not within or Upstream of a Critical Drainage Area and there is no of record of groundwater flooding within the site. There is a record of localised flooding to the west of BAS121, an area which is external to the site but could impact on access to the site if access is taken from this location. Parts of the site (not significant areas) are identified as being at risk of future surface water flooding in a 1 in 200 year event at a depth of 100 and 300ml. Given the location of this site, potential for improvements and possibly expansion of the floodplains to	Likelihood: uncertain Scale: local Timescale: medium-long term Duration: temporary Significance: significant	The sequential test should be applied in the first instance and if there are no alternative sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows: Floodplain should be safeguarded. No development permitted in Flood Zones 2 and 3. Avoid development in areas at risk of future surface water flooding and avoid development in areas

			be built into the masterplan for the site should be considered. Detailed modelling of the watercourses will clearly aide any assessment of potential for this. The Loddon CFMP seeks safeguarding of the flood plain and this should be considered as part of any development proposal. It is normal for a Level 2 SFRA to be undertaken to establish the true extent and levels of the flood zones in the event of allocation. The site has a fairly high Standard Percentage Runoff, therefore effectiveness of infiltration in this area would be limited and development would require attenuation storage on site – this could be managed as part of a drainage strategy and is not therefore a significant constraint to development.		that have experienced localised flooding. If access to the site goes through an area that has experienced localised flooding, the access should be carefully designed to ensure safe access and egress. Surface water needs to be managed as part of any development strategy As part of a drainage strategy, any development may require attenuation storage on site and outside of the floodplain. Potential for improvement and possible expansion of the floodplains should be considered as part

					of any masterplanning
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?	• Site accessible by range of transport • Enable transport linkages • Opportunity for new local services	-/0 The site is accessible to some schools, employment and the hospital by bus/car. Improving bus networks and linking walking and cycling will aid accessibility but distances to some off site services are most easily accessible to by car. The site will not provide major infrastructure internally to benefit other areas, although improving wider networks will benefit other users and provision of local services may benefit neighbouring areas reducing their travel to services further away.	Likelihood: certain Scale: local Timescale: medium-long term Duration: permanent, dependent on improvements Significance: significant	Improvements to public transport infrastructure required.
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	• Site potential to be accessible by extending transport network • Opportunity to provide new/improved infrastructure	-/0 Improving bus networks and linking walking and cycling will aid accessibility but distances to some off site services are most easily accessible to by car. Highway infrastructure	Likelihood: certain Scale: local Timescale: medium-long term Duration: permanent,	Improvements to public transport infrastructure required.

	vehicular use? • Will it encourage the use of public transport?		improvements may be large scale as site accesses onto busy A33 corridor. The site will not provide major infrastructure internally to benefit other areas, although improving wider networks will benefit other users.	dependent on improvements 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	• Capacity in primary schools • Capacity in secondary schools • New education provision?	- There is insufficient primary school capacity at present. Expansion of the nearest primary school is unlikely to provide the required number of additional pupil places. There is insufficient secondary school capacity at present, and the existing schools are unlikely to be able to be expanded by any significant amount. A review of secondary school catchment areas will be required due to the location of development and to reflect the issues that may exist in the expansion of secondary schools. The	Likelihood: uncertain Scale: local Timescale: short-medium term. Lead-in time to upgrade infrastructure Duration: permanent Significance: significant	A primary school site should be reserved on site to provide options of school place planning. A review of secondary school catchment areas will be required due to the location of development and to reflect the issues that may exist in the expansion of secondary schools.

	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?		distances for pupils travelling to a secondary school will be significant if a new secondary school is not provided in this 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?	• Will it entail the loss of any employment land • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/? Development of the site will not entail the loss of any employment land. It has been suggested that development of the site would include a local centre but it is unlikely that this would include a significant amount of commercial floorspace premises, however, the site is accessible to a number of employment areas by bus, walk, cycle and car.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance:	

			Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbs by 2015.	potentially significant Likelihood: uncertain Scale: local Timescale: medium term Duration: permanent Significance: insignificant	
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	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/+/? Development of the site will not entail the loss of any employment land. It has been suggested that development of the site would include a local centre but it is unlikely that this would include a significant amount of commercial floorspace premises, however, the site is accessible to a number of employment areas by bus, walk, cycle and car.	Likelihood: uncertain Scale: borough Timescale: medium term Duration: permanent Significance:	

	existing businesses and attract inward investment?		Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbs by 2015.	potentially significant Likelihood: uncertain Scale: local Timescale: medium term Duration: permanent Significance: insignificant	
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?	- Will it entail the loss of any employment land? - Will it incorporate any commercial premises - Is there good broadband access - Proximity to employment?	0/+/? Development of the site will not entail the loss of any employment land. It has been suggested that development of the site would include a local centre but it is unlikely that this would include a significant amount of commercial floorspace premises, however, the site is	Likelihood: uncertain Scale: borough Timescale: medium	

			accessible to a number of employment areas by bus, walk, cycle and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbs by 2015.	term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium term Duration: permanent 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	• Anything other than housing proposed that would be attractive to visitors	? Potential improvement to the Loddon Valley		

	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	• Harm heritage assets – archaeology • Heritage assets - general	- There is medium potential for archaeological interest. A scheduled monument borders the site which is a medieval embankment that runs along its western side, known as Park Pale. The setting of the scheduled monument is an important material consideration and is likely to influence the development layout. The line of the Roman Road crosses the site. The western boundary of the site adjoins the Old Conservation Area and is in close proximity to a number of listed buildings. Its southern boundary adjoins the Grade 2 Lodge Farmhouse and associated listed barn.	Likelihood: uncertain Scale: local-national Timescale: short-medium term Duration: permanent Significance: significant Likelihood: uncertain Scale: local-national Timescale: immediate Duration: permanent	Archaeological concerns can be mitigated but some assessment of potential, possibly including fieldwork, should be undertaken. The setting of the heritage assets would require protection.

	Borough's historic and cultural heritage?			Significance: 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 construction techniques? • Will it reduce the quantity of land contamination or land affected by contamination? • Will it reduce the Borough's carbon footprint?	• Contamination • Greenfield site	-/? Greenfield site but no record of contamination. The assessment of many of these issues are largely design related so are unable to be assessed at this stage.	Likelihood: certain that Greenfield site would be used Scale: local Timescale: within Local Plan period Duration: permanent Significance: significant Likelihood: uncertain impact on resource use Scale: local-global Timescale: medium-long term Duration: permanent Significance: unknown	Consider efficiency of resource use in design and layout of the development.

	• 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	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	? The site lies adjacent to housing at Chineham/Lychpit to the east and south and therefore is not isolated. It would not lead to coalescence of settlements. However, the site does not relate well to the existing settlement in terms of form, scale and character as it lies to the east of the strong boundary formed by Pyotts Hill. The size of the development justifies new on-site community facilities (financial contributions sought for this, sports, library,	Likelihood: uncertain dependent on design, layout and provision of services within the site Scale: local Timescale: medium-long term Duration: permanent Significance: potentially significant	There is the potential to improve the relationship of this site with the existing settlement through the siting, layout, scale, character and landscape design of the proposal

	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?		waste facilities).	Likelihood: uncertain Scale: local Timescale: unknown Duration: unknown Significance: potentially 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	• Open space provision • Loss of open space or accessible countryside	? The site is some distance from existing provision therefore all open space and play requirements would have to be provided on site – this should be achievable on a site this size.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant	On-site provision of open space required.

	recreational needs of all in the community? Will it encourage participation in leisure and cultural events?		The site is currently in agricultural use and there is no reason to believe it functions as accessible countryside. However, there are 3 existing footpaths across the site, and a further footpath skirts the western edge of the site. The impact on footpaths and rights of way was raised as an issue in the consultation responses.		
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 crime and community safety cannot be determined 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 healthcare facilities to meet the needs of older people? - Will it help to develop healthy and	- Health/social care capacity - Open space provision - Noise pollution - Un-neighbourly uses	0/- The NHS Foundation Trust consider there to be adequate capacity. The present primary care infrastructure will need to be improved by refurbishing or extending existing practice premises located nearby (financial contributions).	Likelihood: uncertainty as healthcare and open space provision Scale: local Timescale: medium-long term Duration: permanent	Financial contributions would be sought for healthcare provision. Need to ensure provision of open space onsite.

	'liveable' neighbourhoods • Will it improve air quality? • Will it decrease noise pollution near residential areas?		Because of the distance of the site from existing provision all open space and play requirements would have to be provided onsite, but given the size of the site this should be achievable. There will be noise from the A33, the incinerator and the sewage works from vehicle movements, plan and equipment. Part of the site is close to the sewage works which makes this part of the site unsuitable for housing.	Significance: potentially significant Likelihood: uncertain Scale: local Timescale: short term Duration: unknown Significance: significant	A detailed noise assessment would be required to ensure acceptable noise standards can be met within new homes and in amenity areas and further noise mitigation measures may be required.
Conclusion: The development of this site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. Developing the site for housing is unlikely to lead to any overriding negative effects although some negative impacts were identified, particularly relating to the environmental and social objectives of the sustainability appraisal which aim to reduce and minimise emissions of greenhouse gases and manage the impact of climate change; protect and enhance local biodiversity, flora and fauna; reduce the risk of flooding; and protect and enhance the distinctiveness and high quality features of the local built environment. However, there are opportunities to site and design any development to avoid adverse impacts given its size. The site's main positive contribution is the opportunity to provide a range of dwellings to meet local needs given its size. The site is also in relatively close proximity					

to employment areas and has some services within reach whilst others could be provided on site. The appraisal also highlighted a number of uncertainties due to the limited masterplanning of the site, particularly with respect to infrastructure provision.

Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes ensuring that the siting and design of the development avoids constrained or inappropriate areas for development including floodplains, areas of landscape sensitivity and biodiversity interest, and areas affected by unneighbourly uses; heritage assets such as Park Pale are respected; opportunities for habitat enhancement and improvements to the natural environment are realised; and adequate infrastructure is provided including on site community and education provision, improved transport linkages and networks, provision of affordable housing, sewerage infrastructure provision, and appropriate green infrastructure. Development must also be of a sustainable design and construction and manage surface water as part of an overall strategy.

Detailed Site Appraisal: BAS122 Cufaude Farm

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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? - Will it increase the affordability of housing? - Will it help to reduce	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	++/- The site has the potential to increase housing supply by some 390 new dwellings. A site of this size could provide a range of sizes and types to provide choice and meet a range of needs. At this stage it is not known whether the site	Likelihood: high Scale: local-borough Timescale: short-long term Duration: permanent Significance:	Development on the site should be of a sustainable design and construction to ensure the housing is sustainable. Affordable

home.	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		would meet certain housing needs. The site is in close enough proximity of employment areas such that it would integrate with employment needs. The sustainability of any new housing will be dependent on other policies/implementation. The Council's housing register shows there are 5300 households in need of housing in Basingstoke Town. Development of the site does not meet the specific housing needs of gypsies and travellers.	significant The certainty of any new housing needs will be subject to implementation of other policies such as affordable housing, housing mix	housing/housing mix policies required to ensure housing provision meets identified need. The needs of gypsies and travellers need to be addressed.

	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	Within 7 most deprived areas of Borough	0 Development of this site would not have a direct impact on deprivation and inequality.		

	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?	- Renewable energy - Accessibility	-/+ /++ Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. Car journeys will dominate, although if this site is developed in conjunction with the neighbouring site BAS107 to the south, Extension of pedestrian and cycle links will assist accessibility but bus services will need to be extended. The site will benefit strongly if Chineham station is delivered. The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy.	Likelihood: certain Scale: global Timescale: short-long term Duration: permanent Significance: significant Likelihood: uncertain Scale: local Timescale: medium-long term Duration: permanent Significance: potentially significant Likelihood: uncertain – reliant on provision on-site	Sustainability/energy efficiency of new housing could be improved through design and technology – through policy or masterplanning of site. New bus services would be required to improve sustainable accessibility. Seek to ensure low carbon/renewable energy and/or decentralized energy provided on site.

				Scale: global Timescale: long term Duration: permanent 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?	Biodiversity	+ There are comparatively few constraints, subject to a layout that respects the few features of biodiversity interest within and around the area.	Likelihood: fairly certain Scale: local Timescale: unknown Duration: medium-long term Significance: insignificant	Buffer zone of 8 metres is required between all watercourses and development.
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils,	- 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	- Landscape character, diversity - Agricultural land - minerals	-/+ The Landscape Capacity Study identifies the site as having a 'medium' capacity for development – development could be possible providing that due regard has been given to the character of the landscape. There are few	Likelihood: It is fairly likely there will be some negative landscape impact although it is difficult to judge the extent at this stage Scale: local	Any development would need to be designed to respect the character of the landscape, particularly with regard to the setting of Basingstoke.

geological and geomorphologic interests	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?		intrinsic landscape features, nor is it of high visual sensitivity, however, the area plays an important part in the countryside setting to the north of Basingstoke. Only the southern part of the site has been surveyed, indicating that 34% is classified as Grade 3b (low grade). There are no mineral constraints associated with this site.	Timescale: short-long term Duration: permanent Significance: uncertain Likelihood: fairly certain – it is likely that development of this site would not result in loss of high quality agricultural land or mineral resources. Scale: local-national Timescale: short-long term Duration: permanent Significance: insignificant	Further assessment of the agricultural land value is required.
6) To maintain and improve the quality	• Will it maintain or improve the water quality of controlled waters including rivers, streams,	• Water quality • Pollution of water source • Adequate water supply • Adequate sewerage infrastructure	-/++/- There is 95% confidence that there would be no overall deterioration in the Water	Likelihood: fairly certain Scale: local	Monitoring of water quality is required.

of water resources in the Borough	ditches, ponds, lakes and groundwater?		Framework Directive band status. The site is not within a Source Protection Zone and therefore the risk of polluting a water source is limited. South East Water's Water Resource Management Plan details how water will be supplied up until 2020. There is no capacity in the drainage network around this site and any development would need to drain through a new connection to the strategic sewer or need to requisition an upgrade to the network. Thames Water has raised concerns in this respect and would need to undertake further investigations into the impact.	Timescale: immediate Duration: short-long term Significance: likely to be insignificant Likelihood: fairly certain Scale: local Timescale: immediate Duration: short-long term Significance: insignificant Likelihood: uncertain Scale: local Timescale: medium – lead in time required to upgrade infrastructure Duration: short-long	Further work on groundwater is required. Further investigation necessary to assess network capacity for sewerage infrastructure

				term 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 provision of supporting water and sewerage infrastructure to support development?	- Flooding - permeability of the soil	+/- The site is wholly within Flood Zone 1, is not within or upstream of a critical drainage area and there is no record of groundwater flooding. There is record of localised flooding in the eastern part of the site which is of a minor nature, although it could impact on access if access is taken from this location. Parts (not significant areas) of the site are identified as being at risk of future surface water flooding in a 1 in 200 year event at a depth of 100 and 300ml. Standard percentage runoff is fairly high with limited infiltration. Drainage assessments are therefore recommended and this would not constitute a significant constraint to development.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: temporary but potential for repeated incidents Significance: insignificant	The sequential test should be applied in the first instance and if there are no alternative sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows: Avoid development in areas at risk of future surface water flooding and avoid development in areas that have experienced localised flooding. If access to the site goes through an area that has experienced localised flooding, the access should be carefully designed to ensure safe access

				Likelihood: uncertain Scale: local Timescale: short-long term Duration: temporary Significance: significant but mitigation possible	and egress. Surface water needs to be managed as part of any development strategy.
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	• Site accessible by range of transport • Enable transport linkages • Opportunity for new local services	-/? Considered separately, this site performs poorly in terms of accessibility by a range of transport modes. Potential deterioration on the wider transport network due to additional cars. The site will not generate any major infrastructure on site and is unlikely to offer transport benefits to neighbouring residents.	Likelihood: likely if developed site developed in isolation Scale: local Timescale: short-long term Duration: permanent Significance: significant	Mitigation regarding the provision of facilities is possible through infrastructure provision/financial contributions. Transport infrastructure could be improved through development in combination with adjacent sites.

	broadband?		There is scope to accommodate growth through expansion of existing community facilities at Sherfield Park (financial contributions sought). Financial contributions may be sought for provision of sports facilities and library facilities. Adequate gas and electricity capacity. The impact of the potential additional housing would be very significant on the existing Household Waste Recycling Centre service – contributions or site provision likely to be sought.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent 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?	- Site potential to be accessible by extending transport network - Opportunity to provide new/improved infrastructure	-/0 If developed in conjunction with site BAS107 to the south, the extension of pedestrian and cycle links will assist accessibility but bus services will need to be extended. The site will benefit strongly if	Likelihood: uncertain Scale: local Timescale: short term Duration: unknown Significance:	Access to sustainable transport options will need to be considered at a more detailed stage.

	Will it encourage the use of public transport?		Chineham station is delivered.	potentially 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	- Capacity in primary schools - Capacity in secondary schools - New education provision?	- There is insufficient capacity in primary schools with the nearest schools on restricted sites which are unlikely to be capable of expansion. If other housing sites come forward locally this may provide opportunities to provide primary school places through a new on-site primary school. There is insufficient capacity in secondary schools – a review of catchment areas will be required.	Likelihood: uncertain Scale: local – Basingstoke Town and Chineham Timescale: medium term – lead-in time for infrastructure Duration: permanent Significance: significant	If other housing sites come forward locally this may enable provision of a new primary school. A review of secondary school catchment areas may address this issue.

	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?	- Will it entail the loss of any employment land - Will it incorporate any commercial premises - Is there good broadband access - Proximity to employment?	0/-/? Development of the site will not entail the loss of any employment land. The site is not currently readily accessible to employment areas other than by car. There is no indication at this stage that the site would incorporate commercial premises. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbs by 2015.	Likelihood: certain Scale: local Timescale: short-long term Duration: permanent Significance: significant Likelihood: uncertain Scale: local Timescale: medium term	

				Duration: uncertain 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 land to meet the needs of existing businesses and attract inward investment?	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0 Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises. The site is not currently readily accessible to employment areas other than by car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbs by 2015.		
13) To maintain	• Will it integrate with the housing needs of	• Will it entail the loss of any employment land?	0		

and enhance sustainable economic growth	the Borough? Does any economic growth accord with the principles of sustainable development?	- Will it incorporate any commercial premises - Is there good broadband access - Proximity to employment?	Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises. The site is not currently readily accessible to employment areas other than by car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbs by 2015.		
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	Anything other than housing proposed that would be attractive to visitors	0 There is no indication at this stage that the site would incorporate anything other than housing that would be attractive to visitors.		
15) To	Will it promote and maintain an	Harm heritage assets – archaeology	-	Likelihood: uncertain	Further archaeological

protect and 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?	• Heritage assets - general	There is medium potential for archaeological impact, due to noting of some early prehistoric material – some assessment of potential, possibly including fieldwork, should be undertaken. Grade II listed buildings lie to the north west and south east of the site, and would require protection.	Scale: local-national Timescale: short-long term Duration: permanent Significance: significant	assessment required to identify potential archaeological interest on the site. Any development on the site would need to preserve the listed buildings and their setting.

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?	• Contamination • Greenfield site	-/? This would entail development of a Greenfield site. There is no record of contamination. The assessment of many of these issues are largely design related so are unable to be assessed at this stage.	Likelihood: certain that Greenfield site would be used Scale: local Timescale: within Local Plan period Duration: permanent Significance: significant Likelihood: uncertain impact on resource use Scale: local-global Timescale: short-long term Duration: permanent Significance: unknown	Consider efficiency of resource use in design/layout

	• 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	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	- /? Development of this site would result in a settlement that is isolated from others. It is a large proposal that extends some distance between Basingstoke and Bramley and potentially could result in development (depending on whether or not development occurs at BAS107). However, the presence of the MOD camp in addition to appropriate design and layout means that this issue could be addressed. The site does not relate well to Basingstoke in terms of form, scale and character and would not create a more integrated settlement. There are limited	Likelihood: uncertain Scale: local Timescale: medium-long term Duration: potentially permanent Significance: potentially significant	Coalescence between settlements can be avoided through design and layout, and control over neighbouring development.

	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?		opportunities for boundary definition. It is unknown at this stage whether any development of the site would provide new facilities or services.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: unknown Significance: uncertain	
18) To promote and improve access to open	• Will it maintain or improve public access to open space and the countryside? • Will it improve the	• Open space provision • Loss of open space or accessible countryside	? The site has the potential to address the deficiency in park provision in Chineham through the provision of on site open	Likelihood: uncertain Scale: local Timescale: short-long	

space and countryside	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?		space and children's play facilities – could meet needs of existing and future residents, particularly if developed in combination with adjacent site. The site is currently in agricultural use and there is no reason to believe it functions as accessible countryside. Footpaths lead from the site to the countryside.	term Duration: permanent Significant: potentially 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 impact on crime and community safety cannot be determined 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 healthcare facilities to meet the needs of	• Health/social care capacity • Open space provision • Noise pollution • Un-neighbourly uses	0/- The Basingstoke and North Hampshire NHS Foundation Trust considers there to be adequate capacity to serve the site or there are plans in place to improve the infrastructure. However, in order to meet the		Financial contributions would be sought to maintain primary care services.

es	older people? • Will it help to develop healthy and 'liveable' neighbourhoods • Will it improve air quality? • Will it decrease noise pollution near residential areas?		expected increase in need for primary care services and to accommodate additional GPs the present infrastructure will need to be improved by refurbishing or extending existing practice premises located nearby – financial contributions would be sought. Current open space provision in the area is deficient but this can be overcome by provision on this site as part of any development.	Likelihood: uncertain as healthcare and open space provision and further assessment into existing unneighbourly uses needs to be considered at more detailed stage. Scale: local	

			Some of the site is affected by rail traffic noise, and there is a potential noise and unneighbourly impact from the MOD site.	Timescale: uncertain Duration: uncertain Significance: unknown Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant	A detailed noise assessment will be required to ensure acceptable noise standards can be met, and further noise mitigation may be required. There may need to be mitigation/enhancement in respect of the neighbouring MOD use.
Conclusion: The development of the site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. A limited number of significant potential negative impacts were identified, principally relating to the site's relative isolation from other settlements and transport networks. As such, it is unlikely to contribute to the SA objectives of improving sustainable accessibility to all services and facilities; improving choice and access to sustainable transport options; reducing emissions of greenhouse gases and creating and sustaining vibrant settlements and communities. The isolation issue may be addressed to some degree if developed in conjunction with Razors Farm (BAS107) to the south, although the site's relatively poor relationship to Basingstoke in terms of scale and form will remain. Additional potential issues include the impact on both the landscape character of the area and heritage assets, resulting in a potentially negative impact in terms of the SA objectives aiming to protect and enhance the distinctiveness and quality of the local landscape; and protecting and enhancing distinctive and high quality features of the local built environment. These potential issues only affect parts of the site however and could be overcome through layout, design and mitigation. Development of the site would largely have a neutral impact on the economic objectives. It does not entail the loss of any employment land, and is accessible to a number of employment areas. There is no indication that the site would provide new commercial development opportunities and the site does not have high broadband speeds at present to support working from home. The SA did identify some uncertainty regarding infrastructure and service provision, and its effect in respect of social objectives such as improving educational attainment. The site's main positive contribution is the opportunity to provide a range of dwellings to meet local needs given its overall size.					

Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development could be achieved. This would include ensuring that development respects the existing landscape structure of the site and the setting that the site provides for the north of Basingstoke; protecting the setting of the listed buildings; enabling adequate integration with areas to the south including improved transport linkages and networks; avoiding areas affected by noise pollution, at risk of flooding and with archaeological value; and ensuring adequate infrastructure is provided including on site community and primary education provision, sewerage infrastructure, affordable housing and appropriate green infrastructure to address local open space issues. An appropriate drainage strategy would need to be implemented and development must be of a sustainable design and construction.

Detailed Site Appraisal: BAS132 Basingstoke Golf Club

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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? - Will it increase the affordability of housing? - Will it help to reduce	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	++/?/+- This site has the potential to increase housing supply by 1000 dwellings and could supply a variety of types and sizes of dwelling to meet a range of housing needs. However, at this stage it is not known whether the site would	Likelihood: high Scale: local Timescale: short-long term Duration: permanent Significance:	Development on the site should be of a sustainable design and construction to ensure the housing is sustainable. The needs of gypsies

home.	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		meet certain housing needs. The Council's housing register shows there are 5300 households in need of housing in Basingstoke Town. The level of affordable housing provision for the site is unclear as the developer has stated that affordable housing would need to be considered alongside other obligations. Lies adjacent to Beggarwood Park and as a result it may be able to integrate the new development with the existing community at Beggarwood. Development of the site does not meet the specific housing needs of gypsies and travellers.	significant	and travellers need to be addressed.

	travellers? • Will it integrate with the employment needs of the Borough?			Likelihood: certain Scale: local Timescale: short-long term Duration: temporary Significance: 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 7 most deprived areas of the Borough (within the wards of Buckskin, Norden, Popley East and South Ham)?	Within 7 most deprived areas of Borough	0 This site may help to reduce overcrowding, but is unlikely to reduce deprivation, and is also unlikely to improve skills/achievements/employment.		Development in this location is unlikely to have any impact upon deprivation in the borough

	• 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?	• Renewable energy • Accessibility	++/+ This site has the potential to incorporate or promote the use of renewable technologies and is of sufficient size to deliver decentralized energy. There are currently no existing	Likelihood: although the site has the potential to incorporate low carbon energy schemes this is not certain Scale: global Timescale: long term Duration: permanent Significance: significant Likelihood: uncertain	Sustainability/energy efficiency of new housing could be improved through design and technology – through policy or masterplanning of site. Seek to ensure renewable energy and/or decentralized energy is provided on site.

			pedestrian or cycling or bus services to the site, however it may be able to link new sustainable transport provision with existing infrastructure at Beggarwood, which lies adjacent to the site. Car trips are likely to dominate as key services are a moderate distance away.	Scale: global Timescale: long term Duration: permanent Significance: significant	Ensure that sustainable transport options are available to residents. It may be possible to link site to existing sustainable transport infrastructure at adjacent Beggarwood.
(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?	Biodiversity	+ The site is relatively unconstrained but there may be potential for indirect pressure on the adjacent Peak Copse SINC, which would need to be addressed through mitigation measures.	Likelihood: uncertain Scale: local-county Timescale: short term Duration: permanent Significance: potentially significant	Site has few constraints and mitigation measures in respect of the adjacent SINC are considered possible. 5 metre buffer between all drains and watercourses required.
(5) To protect and enhance the distinctiveness and quality of	- Will it protect areas of highest landscape value? - Will it protect and enhance the Borough's landscape character	- Landscape character, diversity - Agricultural land - minerals	0/-/++ This site is assessed as having a medium capacity for development within the Landscape Capacity Study as it is considered that	Likelihood: uncertain Scale: local - national Timescale: short term – long term	A well designed layout and appropriate level/distribution of open space could accommodate interface with surrounding

the local landscape, soils, geological and geomorphologic interests	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?		development could be accommodated; however constraints include the more prominent/higher parts of the site to the north, and the south/south western boundaries which provide an interface with the surrounding countryside and vegetation structure. Site is currently used as a golf course and is not classed as agricultural land, however 69% of the site is predominantly grade 2(good quality), with minor limitations and 1.31% classified as Grade 1. It should be noted that due to the strategic scale of the information on this site it may not be sufficiently accurate on a site specific scale. There are no mineral constraints associated within this site.	Duration: permanent Significance: significant Likelihood: uncertain Scale: local-national Timescale: short-long term Duration: permanent Significance: uncertain	countryside and enhance landscape character and visual amenity. Information on agricultural land is not currently sufficiently accurate to assess individual development sites and this would need further investigation to establish if this information is correct.

				Likelihood: certain Scale: local-national Timescale: n/a Duration: n/a Significance: insignificant	
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?	- Water quality - Pollution of water source - Adequate water supply - Adequate sewerage infrastructure	-/0/+0 There would be no overall deterioration in the Water Framework Directive band status, although there may be some decline in water quality generally. The site lies within Source Protection Zone 3. The EA has no raised an issue in respect of polluting a water source.	Likelihood: fairly certain Scale: local Timescale: immediate Duration: short – long term Significance: potentially significant Likelihood: fairly	Monitoring of water quality required. Further investigation will be necessary to assess network capacity for sewerage infrastructure.

			South East Water's Water Resource Management Plan sets out how water will be provided up to 2020. The Water Cycle Study identifies a need for major infrastructure to convey sewage effluent to the STW due to insufficient capacity. A sewerage feasibility assessment would need to be commissioned from the water company by the developer. There is concern that the sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. Should an	certain Scale: local Timescale: immediate Duration: short – long term Significance: insignificant Likelihood: certain Scale: local Timescale: immediate Duration: short – long term Significance: insignificant Likelihood: uncertain Scale: local Timescale: medium – lead in time required to assess and upgrade infrastructure Duration: short – long	

			upgrade to assets be required, the lead in time is 3 years.	term 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 provision of supporting water and sewerage infrastructure to support development?	- Flooding - permeability of the soil	-/++ The site is predominantly within Flood Zone 1 and only a very minor part of flood zone 2 covers the southern tip of the site. The site is not within or upstream of a critical drainage area, there is no record of groundwater or localised flooding. The site is adjacent to an area that is Upstream of a Critical Drainage Area although the site would not drain into this land. Parts (not significant areas) of the site are identified as being at risk of future surface water flooding in a 1 in 200 year event to a depth of 100 and 300ml. The site has a very low Standard Percentage Runoff of 2% and it may not be possible to infiltrate all the runoff generated as a result of additional impermeable surfaces, therefore a	Likelihood: uncertain Scale: local Timescale: short term Duration: temporary Significance: significant Likelihood: uncertain	The sequential test should be applied in the first instance and if there are no alternative sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows: Flood plain should be safeguarded. No development permitted in Flood Zones 2 and 3. Avoid development in areas at risk of future surface water flooding Surface water needs to be managed as part of any development strategy.

			hydrological investigation and drainage masterplan strategy would be needed, however this is not deemed to be a significant constraint to development.	Scale: local Timescale: short term but may require further investigation and strategy Duration: temporary 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?	- Site accessible by range of transport - Enable transport linkages - Opportunity for new local services	+/- Site would require pedestrian, cycle and bus connections as none exists on the site at present and key services are a moderate distance away, however it may be possible to link these to the existing provision adjacent to the site at Beggarwood. Car journeys are considered likely to dominate. The Transport Assessment/Model indicates that access to the A30 will be required and capacity exists to M3 and to town centre. The site may need to deliver moderate wider improvements e.g. Brighton Hill Roundabout.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant Likelihood: uncertain	On-site provision or financial contributions would be required to ensure sufficient community, sports, waste facilities and transport infrastructure.

				Scale: local Timescale: short term Duration: permanent 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?	- Site potential to be accessible by extending transport network - Opportunity to provide new/improved infrastructure	+/-0 Site would require pedestrian, cycle and bus connections, however it may be possible to link these to the existing provision adjacent to the site at Beggarwood. Car journeys are considered likely to dominate. The Transport Assessment/Model indicates that access to the A30 will be required and improvements to the wider highway may benefit others	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant	Financial contributions would be required to ensure sufficient infrastructure.
10) To improve educational attainment and increase opportunities	- Will it increase the levels of participation in education at all levels? - Will it increase the levels of attainment in education at all	- Capacity in primary schools - Capacity in secondary schools - New education provision?	0 There is insufficient capacity at primary and secondary school level.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance:	A site for a new primary school must be reserved on this site (2ha) to create a new school that will supply 430 spaces. It is estimated this would cost £8 million to be

es for new 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?			significant	funded by developer contributions. A larger site (2.4ha or possible 2 2ha sites) if other housing sites nearly as considered for development. Brighton Hill secondary would need to be expanded to provide an additional 150 places at an estimated cost of £2 million.
11) To develop a diverse and competitive knowledge	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-	• Will it entail the loss of any employment land • Will it incorporate any commercial premises • It there good broadband access • Proximity to employment?	0/0/- Development of this site will not result in the loss of any employment land.		

-based economy	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?		There is no indication that this site would include any commercial premises. The site is isolated from the rest of Basingstoke Town, but within commuter distance of employment areas. The majority of the site has poor broadband coverage (<2Mb/s) with the south east of the site receiving good broadband coverage.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary Significance: likely to be insignificant	
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 entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/0/- Development of this site will not result in the loss of any employment land.		

	• 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?		There is no indication that this site would include any commercial premises. The site is isolated from the rest of Basingstoke Town, but within commuter distance of employment areas. The majority of the site has poor broadband coverage (<2Mb/s) with the south east of the site receiving good broadband coverage.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent 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?	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/0/- Development of this site will not result in the loss of any employment land. There is no indication that this site would include any		

			commercial premises. The site is isolated from the rest of Basingstoke Town, but within commuter distance of employment areas. The majority of the site has poor broadband coverage (<2Mb/s) with the south east of the site receiving good broadband coverage.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary Significance: likely to be 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	• Anything other than housing proposed that would be attractive to visitors	- Development of this site would result in the loss of a golf course. Current and future policies would require the developer to find an alternative location for the golf course, if this site is to be developed	Likelihood: certain Scale: local Timescale: long term Duration: permanent Significance: significant	

	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	• Harm heritage assets – archaeology • Heritage assets - general	?/+ This site is considered to have a low/medium impact on archaeological interests. It is suggested that fieldwork is carried out before an application is submitted. There are no Listed Buildings, Conservation Areas, Historic Parks and Gardens, or other heritage assets on or in close proximity to the site.	Likelihood: uncertain regarding archaeological interest Scale: local - national Timescale: short term Duration: unknown Significance: unknown Likelihood: certain Scale: local - national Timescale: long term Duration: permanent Significance: insignificant	Potential for mitigation of archaeological concerns following fieldwork.

	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	• Contamination • Greenfield site	-/+/? Greenfield site. There are records of one small potentially infilled pit on the site. The assessment of many of these issues are largely design dependent and at it is not possible to assess these at this	Likelihood: certain that Greenfield land would be used Scale: local Timescale: within Local Plan period Duration: permanent Significance: significant Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: insignificant Likelihood: uncertain Scale: local -global Timescale: short-long term	Further investigation may be needed to examine potential small scale contamination. Consider efficiency of resource use in design and layout of the development.

	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?		stage.	Duration: permanent Significance: unknown	
(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?	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	0/0/- This site is located outside of the Settlement Policy Boundary, but lies adjacent to existing development at Beggarwood. Development on this site would result in the loss of a large area of open space that is currently used as a golf course. Current and future policies would require the developer to find an alternative location for the golf course, if this site is to be developed.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: unknown Significance: significant	The site currently has no pedestrian, cycle or bus routes. These can be provided and possibly linked to the adjacent development at Beggarwood, however the moderate distance to the town centre may result in the majority of journeys being made by car.

	• 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 site may provide some small scale services, however most key services and facilities are considered to lie a moderate distance away.		
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	• Open space provision • Loss of open space or accessible countryside	0/+ This site is currently used as a golf course and current and future policies would require the developer to find an alternative location for the golf course, if this site is to be developed Hatchwarren and Beggarwood does not currently have a	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: insignificant – can be overcome.	Need to ensure that new larger open space is provided

	community? • Will it encourage participation in leisure and cultural events?		deficit in open space provision, however it is noted that within Beggarwood Park open spaces are small and not generally suitable for kickabout. Open space for new residents would have to be provided on site, and there is the possibility of helping to address the poor distribution of larger open spaces.		
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 crime and community safety cannot be determined at this stage.		
20) To improve health and well-being through the development of healthy community	• 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?	• Health/social care capacity • Open space provision • Noise pollution • Un-neighbourly uses	0/+ /++/- There is adequate healthcare capacity to serve the site or there are plans in place to improve the infrastructure. Financial contributions would be sought to extend GP facilities nearby.	Likelihood: uncertain in respect of healthcare Scale: local Timescale: short-long term Duration: permanent	Financial contributions are likely to be sought for health services. On-site provision of open space would be required.

es	• Will it help to develop healthy and 'liveable' neighbourhoods • Will it improve air quality? • Will it decrease noise pollution near residential areas?		Hatchwarren and Beggarwood do not currently have a deficit in open space provision, however it is noted that within Beggarwood Park open spaces are small and not generally suitable for kickabout. Open space for new residents would have to be provided on site, and there is the possibility of helping to address the poor distribution of larger open spaces. There are no unneighbourly uses at present. The site is affected by traffic noise from the A30 and M3, and a detailed noise assessment will be required and noise mitigation measures may be necessary.	Significance: insignificant – can be overcome. Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: insignificant – can be overcome. Likelihood: uncertain Scale: local Timescale: short-long term	Further investigation of noise from the A30 and M3 would be necessary.

				Duration: permanent Significance: unknown	
Conclusion: The development of this site would have the negative effect of resulting in the loss of green field land but in the absence of a sufficient supply of brown field sites it is acknowledged that green field land will be required to meet the borough's housing need. Developing the site for housing would have some potential impacts relating to the environment given that the more prominent/higher parts of the site to the north and the south/south west provide an interface with the countryside and vegetation structure, which would need to be considered as part of any layout. However, there are opportunities to site and design any development to avoid adverse impacts and development could be integrated and connected to the existing urban area. There is a neutral impact as to whether the site would create and sustain vibrant communities as the site would result in the loss of open space that is currently used as a Golf Course, which under current and future policies would need to be replaced in an alternative location. Development of the site would largely have a neutral impact on economic objectives – it does not entail the loss of any employment land, but is within sufficient distance of employment sites to enable commuting and support economic growth in principle. There is no indication that the site would provide new commercial development opportunities, and the site does not have high broadband speeds at present to support working from home. The site's main positive contribution is the opportunity to provide a range of dwellings to meet local needs given its overall size. Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes ensuring that the siting and design of the development avoids constrained or inappropriate areas for development including areas of landscape sensitivity particularly to the south/southwest and the north, noise sensitive locations, areas at risk of flooding and future surface water flooding and areas of biodiversity interest. Adequate infrastructure is required to be provided including improvements to the sustainable modes of transport, sewerage infrastructure provision, provision of a new primary school on-site, address secondary education impacts, provision of affordable housing, appropriate green infrastructure and open space/recreational provision. Development should also integrate, as much as possible, with the existing development at Beggarwood, and must be of a sustainable design and construction. Surface water should be managed as part of an overall strategy.					

Detailed Site Appraisal: BAS133 Hounsome Fields

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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? - Will it increase the affordability of housing? - Will it help to reduce	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	++/?/0/- This site has the potential to increase housing supply by 1,000 dwellings and could supply a variety of types and sizes of dwelling to meet a range of housing needs. However, at this stage it is not known whether the site would	Likelihood: high Scale: local Timescale: short-long term Duration: permanent Significance:	Development on the site should be of a sustainable design and construction to ensure the housing is sustainable. Could benefit from being developed in conjunction with adjacent sites to avoid isolated

home.	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		meet certain housing needs. The Council's housing register shows there are 5300 households in need of housing in Basingstoke Town. The level of affordable housing provision for the site is unclear as the developer has stated that affordable housing would need to be considered alongside other obligations. Whilst the site may provide small scale services, if developed along this could result in an isolated development, however the site could be developed more comprehensively with site BAS 132. Development of the site does not meet the specific housing needs of gypsies and travellers.	significant Likelihood: uncertain Scale: local/borough-wide Timescale: medium-long term Duration: permanent Significance: significant Likelihood: uncertain Scale: local Timescale: medium-long term Duration: permanent Significance: significant	community. Affordable housing/housing mix policies required to ensure housing provision meets identified need.

	travellers? • Will it integrate with the employment needs of the Borough?			Likelihood: certain Scale: local Timescale: short-long term Duration: temporary Significance: significant	The needs of gypsies and travellers need to be addressed.
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		0 This site may help to reduce overcrowding, but is unlikely to reduce deprivation, and is also unlikely to improve skills/achievements/employment.		

	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?	• Renewable energy • Accessibility	++/0 This site has the potential to incorporate or promote the use of renewable technologies and is of sufficient size to deliver decentralized energy.	Likelihood: although the site has the potential to incorporate low carbon energy schemes this is not certain Scale: global Timescale: long term Duration: permanent Significance: significant	Sustainability/energy efficiency of new housing could be improved through design and technology – include through policy or masterplanning of site. Seek to ensure renewable energy and/or decentralized energy is provided on site.

			There are currently no existing pedestrian or cycling routes or bus services to the site. Car trips are likely to dominate as key services are some distance away.	Likelihood: uncertain Scale: global Timescale: long term Duration: permanent Significance: significant	Ensure that sustainable transport options are available for residents.
(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?	Biodiversity	0 Few constraints provided development layout protects adjacent SINCs, woodland and hedgerows. May be indirect pressure of wildlife and woodlands, though there is good scope to mitigate this.	Likelihood: uncertain Scale: local-county Timescale: short term Duration: unknown Significance: potentially significant	Site has few constraints and mitigation is considered possible.
(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 Borough's landscape character and diversity?	- Landscape character, diversity - Agricultural land - minerals	--/-/++ Assessed as having a low capacity for development within the Landscape Capacity Study. The site provides an important setting for Basingstoke Town, with strong	Likelihood: uncertain Scale: local - national Timescale: short term – long term Duration: permanent	The design and layout of any development would need to minimise the impact on the wider area, particularly to the south and southwest, to limit visual intrusion and utilising as much green

landscape, soils, geological and geomorphologic interests	• 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?		links to the surrounding countryside. The site is located on sloping land to the south of a ridgeline that contains much of the urban development to north. Other constraints include long distance rights of way and significant vegetation within the site. 81% of the site is predominantly grade 3a agricultural land (high grade). 9% of the site has yet to be surveyed. There are no mineral constraints associated within this site.	Significance: significant Likelihood: fairly certain? Scale: local-national Timescale: short-long term Duration: permanent Significance: potential significant	infrastructure as possible. More survey work will be needed to establish the grade of the whole site, as some areas have not previously been studied.

				Likelihood: certain Scale: local-national Timescale: n/a Duration: n/a Significance: insignificant	
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?	- Water quality - Pollution of water source - Adequate water supply - Adequate sewerage infrastructure	-/0/+/- There would be no overall deterioration in the Water Framework Directive band status, although there may be some overall decline in water quality. The site lies within Source Protection Zone 3. The EA has not raised an issue in respect of polluting a water source.	Likelihood: fairly certain Scale: local Timescale: immediate Duration: short – long term Significance: potentially significant Likelihood: fairly certain Scale: local Timescale: immediate Duration: short – long term	Monitoring of water quality required. Further investigation will be necessary to assess network capacity for sewerage infrastructure.

			South East Water's Water Resource Management Plan sets out how water will be provided up to 2020. The Water Cycle Study identifies a need for major infrastructure to convey sewage effluent to the STW due to insufficient capacity. A sewerage feasibility assessment would need to be commissioned from the water company by the developer. There is concern that the sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. Should an upgrade to assets be required, the lead in time is 3 years.	Significance: significant Likelihood: certain Scale: local Timescale: immediate Duration: short – long term Significance: significant Likelihood: uncertain Scale: local Timescale: medium – lead in time required to assess and upgrade infrastructure Duration: short – long term Significance: significant	
7) To reduce the risk of	Will it reduce the vulnerability to all types of flooding?	- Flooding - permeability of the soil	-/++ The site is predominantly	Likelihood: uncertain	The sequential test should be applied in the first instance and if there

flooding and the 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?		within Flood Zone 1 although the southern tip is flood zone 2, the site is not within or upstream of a critical drainage area, there is no record of groundwater flooding but there is a small area of localised flooding at the southern tip of the site. Parts (not significant areas) of the site are identified as being at risk of future surface water flooding in a 1 in 200 year event at a depth of 100ml. The site has a very low Standard Percentage Runoff and it may not be possible to infiltrate all the runoff generated as a result of additional impermeable surfaces, therefore a hydrological investigation and drainage masterplan strategy would be needed, however this is not deemed to be a significant constraint to development.	Scale: local Timescale: short term Duration: temporary Significance: significant Likelihood: uncertain Scale: local Timescale: short term but may require further investigation and strategy Duration: temporary Significance: significant:	are no alternative sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows: Flood plain should be safeguarded. No development permitted in Flood Zones 2 and 3. Avoid development in areas at risk of future surface water flooding and any areas of localised flooding. Surface water needs to be managed as part of any development strategy.
8) To improve sustainable accessibility	• Will it improve access to community facilities and services,	• Site accessible by range of transport • Enable transport linkages • Opportunity for new local	-/0 Site would require pedestrian, cycle and bus connections as	Likelihood: uncertain Scale: local	On-site provision or financial contributions would be required to ensure sufficient

y to all services and facilities	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?	services	none exist at present and key services are some distance away. Car journeys are considered likely to dominate. The Transport Assessment/Model indicates that access to the A30 will be required and capacity exists to M3 and to town centre. The site may need to deliver moderate wider improvements to the highway network e.g. Brighton Hill Roundabout The site may provide some small scale services to neighbouring areas, improvements to wider highway would benefit others.	Timescale: short term Duration: permanent Significance: significant Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant	community, sports, waste facilities and transport infrastructure.
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	• Site potential to be accessible by extending transport network • Opportunity to provide new/improved infrastructure	-/0 There is no current provision for pedestrian, cycle, bus journeys and the transport network would need to be extended to include this site. Car journeys are considered likely to dominate.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant	Financial contributions would be required to ensure sufficient infrastructure.

	transport?		The Transport Assessment/Model indicates that access to the A30 will be required and improvements to the wider highway may benefit others.		
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	• Capacity in primary schools • Capacity in secondary schools • New education provision?	- There is insufficient capacity at primary and secondary school level.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant	Contributions and/or a review of catchment areas will be required. A site for a new primary school (2ha) will need to be reserved in this site, and contributions of £8 million will be required. If other sites such as BAS114 are developed, this may increase to 2.8ha or possibly 2 sites of 2 ha each. The site lies within the catchment of Brighton Hill School, and expansion to supply 150 spaces is estimated to cost £8 million.

	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?	• Will it entail the loss of any employment land • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/0/- Development of this site will not result in the loss of any employment land. There is no indication that this site would include any commercial premises. The site is isolated from the rest of Basingstoke Town, but within commuter distance of employment areas. The majority of the site has poor broadband coverage (<2Mb/s) with the south east of the site receiving good broadband coverage.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant Likelihood: uncertain	

				Scale: local Timescale: medium Duration: temporary Significance: likely to be insignificant	
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?	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/0/- Development of this site will not result in the loss of any employment land. There is no indication that this site would include any commercial premises. The site is isolated from the rest of Basingstoke Town, but within commuter distance of employment areas. The majority of the site has poor broadband coverage (<2Mb/s) with the south east of the site receiving good broadband coverage.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant	

				Likelihood: uncertain Scale: local Timescale: medium Duration: temporary Significance: likely to be insignificant	
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?	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/0/- Development of this site will not result in the loss of any employment land. There is no indication that this site would include any commercial premises. The site is isolated from the rest of Basingstoke Town, but within commuter distance of	Likelihood: uncertain Scale: local Timescale: short term	

			employment areas. The majority of the site has poor broadband coverage (<2Mb/s) with the south east of the site receiving good broadband coverage.	Duration: permanent Significance: significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary Significance: likely to be 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	Anything other than housing proposed that would be attractive to visitors	0 There is currently no indication that this site would incorporate anything other than housing that would be attractive to visitors.		
15) To protect and enhance distinctive	Will it promote and maintain an attractive and diverse townscape, and protect areas of	- Harm heritage assets – archaeology, listed building - Heritage assets - general	+/- This site is considered to have a low/medium impact on archaeological interests. It is	Likelihood: uncertain regarding archaeological interest	Potential for mitigation of archaeological concerns following fieldwork.

and high quality features of the local built environment	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?		suggested that fieldwork is carried out before an application is submitted. A Grade II listed farmhouse and its curtilage lies within the site, and it is likely that housing would not be allowed within the setting of the listed building. There are no Conservation Areas, Historic Parks and Gardens, or other heritage assets on or in close proximity to the site.	Scale: local - national Timescale: short term Duration: unknown Significance: unknown Likelihood: uncertain Scale: local - national Timescale: long term Duration: permanent Significance: significant	The setting of the Listed building would need to be protected.
16) To improve the efficiency	• Will it use water more efficiently? • Will it reduce water	• Contamination • Greenfield site	-/+/? Greenfield site.	Likelihood: certain that Greenfield land would be used	Further investigation may be needed to examine potential small

of resource use, including re-using previously developed land, 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		There are records of three small potentially infilled pits spread out on the site. The assessment of many of these issues are largely design dependent and at it is not possible to assess these at this stage.	Scale: local Timescale: within Local Plan period Duration: permanent Significance: significant Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: insignificant Likelihood: uncertain Scale: local -global Timescale: short-long term Duration: permanent Significance: unknown	scale contamination. Consider efficiency of resource use in design and layout of the development.

	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	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	-/- Development of this site could potentially result in an isolated settlement due to its separation from the built form of Basingstoke. The site does not relate to the existing settlement in terms of form, scale and character. The site may provide some small scale services, however most key services and facilities are some distance away.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: unknown Significance: significant Likelihood: uncertain Scale: local Timescale: short-long term Duration: unknown Significance: significant	The site is isolated from other urban areas and currently has no pedestrian, cycle or bus routes. These can be provided, however distance from town centre may result in majority of journeys being made by car. Isolated development issues could be mitigated if developed with other sites such as BAS114.

	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?	• Open space provision • Loss of open space or accessible countryside	0 Because of the distance from this site to existing open space provision, play requirements would have to be met on site. Site of sufficient size to provide open space.	Likelihood: uncertain – reliant on on-site provision Scale: local Timescale: medium-long term Duration: permanent Significance: significant	Would need to ensure that sufficient open space and financial contributions are sought.

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 crime and community safety cannot be determined 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 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?	• Health/social care capacity • Open space provision • Noise pollution • Un-neighbourly uses	0/0/++/- There is adequate healthcare capacity to serve the site or there are plans in place to improve the infrastructure. Financial contributions would be sought to extend GP facilities nearby. Because of the distance from this site to existing open space provision, play requirements would have to be met on site. Site of sufficient size to provide open space and financial contributions would be sought.	Likelihood: uncertain-reliant on financial contributions Scale: local Timescale: short-long term Duration: permanent Significance: insignificant – can be overcome. Likelihood: uncertain-reliant on on-site provision Scale: local Timescale: short-long term	Financial contributions are likely to be sought. Further investigation of noise from the A30 would be necessary.

			There are no unneighbourly uses at present. The site is affected by traffic noise from the A30, and a detailed noise assessment will be required and noise mitigation measures may be necessary.	Duration: permanent Significance: insignificant – can be overcome. Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: unknown	
Conclusion: The development of this site would have the negative effect of resulting in the loss of green field land but in the absence of a sufficient supply of brown field sites it is acknowledged that green field land will be required to meet the borough's housing need. Developing the site for housing would have some potential impacts relating to the environment given that it could potentially result in an isolated settlement due to its separation from the built form of Basingstoke and the fact it does not relate well to the existing settlement in terms of form or character. Further negative impacts have been raised in terms of environmental and social objectives of the sustainability appraisal which aim to reduce and minimise emissions of greenhouse gases and manage the impact of climate change and avoid areas at risk of flooding. However, there are opportunities to site and design any development to avoid adverse impacts. Development of the site would largely have a neutral impact on economic objectives – it does not entail the loss of any employment land, but is within sufficient distance of employment sites to enable commuting and support economic growth in principle. There is no indication that the site would provide new commercial development opportunities, and the site does not have high broadband speeds at present to support working from home. The site's main positive contribution is the opportunity to provide a range of dwellings to meet local needs given its overall size. Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes ensuring that the siting and design of the development avoids constrained or inappropriate areas for development including areas of landscape sensitivity particularly to the south and southwest, noise sensitive locations, areas at risk of flooding and future surface water flooding, areas of biodiversity interest and that the setting of the heritage asset is respected.					

Adequate infrastructure is required to be provided including improvements to the highway network at Brighton Hill Roundabout and general improvements to the transport network, sewerage infrastructure provision, provision of a new primary school on site, address secondary education impacts, provision of affordable housing, appropriate green infrastructure and open space/recreational provision. Development must also be of a sustainable design and construction and manage surface water as part of an overall strategy.

Detailed Site Appraisal: BAS139 West of Cufau de Lane

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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? - Will it increase the affordability of housing? - Will it help to reduce	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	++/- The site has the potential to increase housing supply by some 500 new dwellings. A site of this size could provide a range of sizes and types to provide choice and meet a range of needs. At this stage it is not known whether the site	Likelihood: high Scale: local-borough Timescale: short-long term Duration: permanent Significance:	Development on the site should be of a sustainable design and construction to ensure the housing is sustainable. Affordable

home.	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		would meet certain housing needs. The site is in close enough proximity of employment areas such that it would integrate with employment needs. The sustainability of any new housing will be dependent on other policies/implementation. The Council's housing register shows there are 5300 households in need of housing in Basingstoke Town. Development of the site does not meet the specific housing needs of gypsies and travellers.	significant The certainty of any new housing needs will be subject to implementation of other policies such as affordable housing, housing mix	housing/housing mix policies required to ensure housing provision meets identified need. The needs of gypsies and travellers need to be addressed.

	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	Within 7 most deprived areas of Borough	0 Development of this site would not have a direct impact on deprivation and inequality.		

	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?	- Renewable energy - Accessibility	-/+ /++ Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. Car journeys will dominate, although if this site is developed in conjunction with the neighbouring sites BAS107 and BAS122 to the east and south, extension of pedestrian and cycle links will assist accessibility but bus services will need to be extended. The site will benefit strongly if Chineham station is delivered. The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the	Likelihood: certain Scale: global Timescale: short-long term Duration: permanent Significance: significant Likelihood: uncertain Scale: local Timescale: medium-long term Duration: permanent Significance: potentially significant	Sustainability/energy efficiency of new housing could be improved through design and technology – through policy or masterplanning of site. New bus services would be required to improve sustainable accessibility. Seek to ensure low carbon/renewable

			Energy Opportunities Plans and is of sufficient size to deliver decentralized energy.	Likelihood: uncertain – reliant on provision on-site Scale: global Timescale: long term Duration: permanent Significance: significant	energy and/or decentralized energy provided on site.
(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?	Biodiversity	0/? A large proportion of the site can accommodate development, but a bridleway and associated vegetation passing through the site would need to be safeguarded and buffered from development, as would adjacent SINCs. An unknown impact is the effect of any highway upgrades necessary to make development viable, which could result in significant hedgerow loss.	Likelihood: fairly certain Scale: local Timescale: unknown Duration: medium-long term Significance: insignificant	Buffer zone is required between SINCs and development.
(5) To protect and	Will it protect areas of highest landscape	- Landscape character, diversity - Agricultural land	--/+/+ Development on this site would	Likelihood: It is fairly likely there will be	Any development would need to be

enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	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?	• minerals	have significant impacts on the landscape character, as there are a number of landscape constraints on and adjacent to the site that would not be easily mitigated. 60% of the site is Grade 3b (moderate quality) agricultural land There are no mineral constraints associated with this site.	some negative landscape impact although it is difficult to judge the extent at this stage Scale: local Timescale: short-long term Duration: permanent Significance: uncertain Likelihood: fairly certain – it is likely that development of this site would not result in loss of high quality agricultural land or mineral resources. Scale: local-national Timescale: short-long term Duration: permanent Significance: insignificant	designed to respect the character of the landscape, particularly with regard to the rural character of the wider countryside. Further assessment of the agricultural land value is required.

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?	• Water quality • Pollution of water source • Adequate water supply • Adequate sewerage infrastructure	-/++/- There would be no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, this is not deemed to be a significant constraint to development. The site is not within a Source Protection Zone and therefore the risk of polluting a water source is limited. South East Water's Water Resource Management Plan details how water will be supplied up until 2020. There is no capacity in the drainage network around this site and any development would need to drain through a new connection to the strategic	Likelihood: fairly certain Scale: local Timescale: immediate Duration: short-long term Significance: likely to be insignificant Likelihood: fairly certain Scale: local Timescale: immediate Duration: short-long term Significance: insignificant Likelihood: uncertain Scale: local	Monitoring of water quality is required. Further work on groundwater is required. Further investigation necessary to assess network capacity for sewerage infrastructure

			sewer or need to requisition an upgrade to the network. Thames Water has raised concerns in this respect and would need to undertake further investigations into the impact.	Timescale: medium – lead in time required to upgrade infrastructure Duration: short-long term 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 provision of supporting water and sewerage infrastructure to support development?	• Flooding • permeability of the soil	+/- The site is situated wholly within Flood Zone 1, outside a Critical Drainage Area and is not Upstream of a Critical Drainage Area. There is no record of localised or historic within the site. Part of the site is at risk of future surface water flooding in a 1 in 200 year event to a depth of 100mm and 300mm. Mitigation methods can be put in place to control this flood risk. Standard percentage runoff is fairly high with limited infiltration. Drainage assessments are therefore recommended but this would	Likelihood: uncertain Scale: local Timescale: short-long term Duration: temporary but potential for repeated incidents Significance: insignificant Likelihood: uncertain Scale: local Timescale: short-long	The sequential test should be applied in the first instance and if there are no alternative sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows: Avoid development in areas at risk of future surface water flooding and avoid development in areas that have experienced localised flooding. If access to the site goes through an area

			not constitute a significant constraint to development.	term Duration: temporary Significance: significant but mitigation possible	that has experienced localised flooding, the access should be carefully designed to ensure safe access and egress. Surface water needs to be managed as part of any development strategy.
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?	- Site accessible by range of transport - Enable transport linkages - Opportunity for new local services	-/? Considered separately, this site performs poorly in terms of accessibility by a range of transport modes. Potential deterioration on the wider transport network due to additional cars. Due to the scale and location of the site, neighbouring areas are unlikely to benefit from being linked to additional service provision	Likelihood: likely if developed site developed in isolation Scale: local Timescale: short-long term Duration: permanent Significance: significant	Mitigation regarding the provision of facilities is possible through infrastructure provision/financial contributions. Transport infrastructure could be improved through development in combination with adjacent sites.

			There is scope to accommodate growth through expansion of existing community facilities (financial contributions sought). Financial contributions may be sought for provision of sports facilities and library facilities. Adequate gas and electricity capacity. The impact of the potential additional housing would be very significant on the existing Household Waste Recycling Centre service – contributions likely to be sought.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent 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?	• Site potential to be accessible by extending transport network • Opportunity to provide new/improved infrastructure	-/0 If developed in conjunction with site BAS107 to the south and BAS122 to the east, the extension of pedestrian and cycle links will assist accessibility but bus services will need to be extended. The site will benefit strongly if Chineham station is delivered.	Likelihood: uncertain Scale: local Timescale: short term Duration: unknown Significance: potentially significant	Access to sustainable transport options will need to be considered at a more detailed 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.	• 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?	• Capacity in primary schools • Capacity in secondary schools • New education provision?	- There is insufficient capacity in primary schools with the nearest schools on restricted sites which are unlikely to be capable of expansion. If other housing sites come forward locally this may provide opportunities to provide primary school places through a new on-site primary school. There is insufficient capacity in secondary schools – a review of catchment areas will be required and developer contributions will be sought.	Likelihood: uncertain Scale: local – Basingstoke Town and Chineham Timescale: medium term – lead-in time for infrastructure Duration: permanent Significance: significant	If other housing sites come forward locally this may enable provision of a new primary school. A review of secondary school catchment areas may address this issue.

	• 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?	• Will it entail the loss of any employment land • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/-/? Development of the site will not entail the loss of any employment land. The site is not currently readily accessible to employment areas other than by car. There is no indication at this stage that the site would incorporate commercial premises. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbs by 2015.	Likelihood: certain Scale: local Timescale: short-long term Duration: permanent Significance: significant Likelihood: uncertain Scale: local Timescale: medium term Duration: uncertain 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	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0 Development of the site will not entail the loss of any employment land.		

nt	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?		There is no indication at this stage that the site would incorporate commercial premises. The site is not currently readily accessible to employment areas other than by car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbs by 2015.		
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?	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0 Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises. The site is not currently readily accessible to		

			employment areas other than by car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbs by 2015.		
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	Anything other than housing proposed that would be attractive to visitors	0 There is no indication at this stage that the site would incorporate anything other than housing.		
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	- Harm heritage assets – archaeology - Heritage assets - general	0/- There is low potential for archaeological impact, due to limited potential in the vicinity. The site is adjacent to a Scheduled Ancient Monument, the setting of which can be preserved through layout and design.	Likelihood: uncertain Scale: local-national Timescale: short-long term Duration: permanent Significance: significant	Further archaeological assessment required to identify potential archaeological interest on the site. Any development on the site would need to preserve the listed buildings and their

	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 would adversely affect the setting of the extensive historic farmstead at Cufaude Farm, Upper Cufaude Farm and locally listed building 'Sandwich'. However, this harm could be mitigated in part through layout and siting.		setting.
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? • Will it result in a reduction in the amount of waste requiring treatment and disposal? • Will it improve	• Contamination • Greenfield site	-/? This would entail development of a Greenfield site. There are some uses bordering the site which may have impacted upon the site, including MOD land, an	Likelihood: certain that Greenfield site would be used Scale: local Timescale: within Local Plan period Duration: permanent Significance:	Consider efficiency of resource use in design/layout

existing buildings and materials, and encouraging the maximum use of sustainable design and construction technologies	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?		engineering works and a factory. Remedial measures may be required. The assessment of many of these issues are largely design related so are unable to be assessed at this stage.	significant Likelihood: uncertain impact on resource use Scale: local-global Timescale: short-long term Duration: permanent Significance: unknown	

(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	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	- /? Development of this site would result in a development that is isolated from others. It is a large proposal that extends some distance between Basingstoke and Bramley and potentially could result in development (depending on whether or not development occurs at BAS107). However, the presence of the MOD camp in addition to appropriate design and layout means that this issue could be addressed. The site does not relate well to Basingstoke in terms of form, scale and character and would not create a more integrated settlement. It is unknown at this stage whether any development of the site would provide new facilities or services.	Likelihood: uncertain Scale: local Timescale: medium-long term Duration: potentially permanent Significance: potentially significant	Coalescence between settlements can be avoided through design and layout, and control over neighbouring development.

	local planning system? • Will it help create a sense of place and add to the distinctiveness of the Borough's settlements?			Likelihood: uncertain Scale: local Timescale: short-long term Duration: unknown Significance: uncertain	
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?	• Open space provision • Loss of open space or accessible countryside	? The site has the potential to address the deficiency in existing open space and play facilities through on-site provision – could meet needs of existing and future residents, particularly if developed in combination with adjacent sites. The site is currently in agricultural use and there is no reason to believe it functions as accessible countryside. Footpaths lead from the site to the countryside.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significant: potentially 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 impact on crime and community safety cannot be determined 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 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?	• Health/social care capacity • Open space provision • Noise pollution • Un-neighbourly uses	0/- The Basingstoke and North Hampshire NHS Foundation Trust considers there to be insufficient capacity at present but there is scope to accommodate growth through expansion of existing facilities or by on-site provision of new facilities. In order to meet the expected increase in need for primary care services and to accommodate additional GPs the present infrastructure will need to be improved by refurbishing or extending existing practice premises located nearby – financial contributions would be sought. Current open space provision	Likelihood: uncertain as healthcare and open space provision and further assessment into existing unneighbourly uses needs to be considered at more detailed stage. Scale: local Timescale: uncertain Duration: uncertain Significance: unknown	Financial contributions would be sought to maintain primary care services.

			in the area is deficient but this can be overcome by provision on this site as part of any development. There may be some noise impact from the neighbouring MOD use to the East of the site and the Cufaude Business Park	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant	A detailed noise assessment will be required to ensure acceptable noise standards can be met, and further noise mitigation may be required. There may need to be mitigation/enhancement in respect of the

					neighbouring MOD use.
Conclusion: The development of the site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. A number of potentially significant negative impacts were identified, principally relating to the site's relative isolation from other settlements and transport networks. As such, it is unlikely to contribute to the SA objectives of improving sustainable accessibility to all services and facilities; improving choice and access to sustainable transport options; reducing emissions of greenhouse gases and creating and sustaining vibrant settlements and communities. The isolation issue may be addressed to some degree if developed in conjunction with Cufaudd Farm to the east (BAS122) and/or Razors Farm (BAS107) to the south, although the site's relatively poor relationship to Basingstoke in terms of scale and form will remain. Other issues include the impact on both the landscape character of the area and heritage assets, resulting in a potentially negative impact in terms of the SA objectives aiming to protect and enhance the distinctiveness and quality of the local landscape; and protecting and enhancing distinctive and high quality features of the local built environment. These potential issues could be mitigated to some extent through layout and design. Development of the site would largely have a neutral impact on the economic objectives. It does not entail the loss of any employment land, and could be made accessible to a number of employment areas. There is no indication that the site would provide new commercial development opportunities and the site does not have high broadband speeds at present to support working from home. The SA did identify some uncertainty regarding infrastructure and service provision, and its effect in respect of social objectives such as improving educational attainment. The site's main positive contribution is the opportunity to provide a range of dwellings to meet local needs given its overall size. Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development could be achieved. This would include ensuring that development respects the existing landscape structure of the site and the setting that the site provides for the north of Basingstoke; protecting the setting of the listed buildings; enabling adequate integration with areas to the south including improved transport linkages and networks; avoiding areas affected by noise pollution and with archaeological value; and ensuring adequate infrastructure is provided including on site community and primary education provision, sewerage infrastructure, affordable housing and appropriate green infrastructure to address local open space issues. An appropriate drainage strategy would need to be implemented and development must be of a sustainable design and construction.					

Detailed Site Appraisal: BAS140 Land at Wildwood Cottage and Frog's Castle Newnham Lane

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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? - Will it increase the affordability of housing? - Will it help to reduce	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	++/- The site has the potential to increase housing supply by some 150 new dwellings. A site of this size could provide a range of sizes and types to provide choice and meet a range of needs. At this stage it is not known whether the site	Likelihood: high Scale: local Timescale: short-long term Duration: permanent Significance:	Development on the site should be of sustainable design and construction to ensure the housing is sustainable. Affordable

home.	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		would meet certain housing needs. The sustainability of any new housing will be dependent on other policies/implementation. The Council's housing register shows there are 5300 households in need of housing in Basingstoke Town. Development of the site does not meet the specific housing needs of gypsies and travellers.	significant The certainty of any new housing needs will be subject to implementation of other policies such as affordable housing, housing mix etc. Likelihood: certain Scale: local Timescale: short-long term Duration: temporary Significance: significant	housing/housing mix policies required to ensure housing provision meets identified need. The needs of gypsies and travellers need to be addressed.

	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	Within 7 most deprived areas of Borough	0 Development of this site would not have a direct impact on deprivation and inequality.		

	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?	• Renewable energy • Accessibility	-/--/++ Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. The site is effectively an 'island' site in that it is not adjacent the main highway network, with only rural lanes connecting. It is remote from both the A30 (east) and the A33, and is served by only narrow country lanes. Pedestrian linkages are poor. Car journeys are likely to dominate. The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy.	Likelihood: certain Scale: global Timescale: long term Duration: permanent Significance: significant	Sustainability/energy efficiency of new housing could be improved through design and technology – through policy or masterplanning of site. Seek to ensure renewable energy and/or decentralized energy provided on

				Likelihood: uncertain – reliant on provision on-site Scale: global Timescale: long term Duration: permanent Significance: significant	site.
(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?	Biodiversity	-/? The woodland SINC within the site is a constraint to development, but development could be used to secure the significant restoration that is needed by this SINC and could offset any negative impacts, subject to providing a sufficient buffer between development and the woodland.	Likelihood: uncertain Scale: local-county Timescale: unknown Duration: unknown Significance: significant	A buffer is required between development and the woodland SINC.
(5) To protect and enhance the distinctiveness and	- Will it protect areas of highest landscape value? - Will it protect and enhance the Borough's	- Landscape character, diversity - Agricultural land - minerals	-/? Assessed as having a low capacity for development. The site has a rural character, is situated within the River	Likelihood: uncertain Scale: local-regional Timescale: medium-long term	

quality of the local landscape, soils, geological and geomorphologic interests	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?		Loddon valley corridor, and comprises a SINCE. These landscape constraints as well as visual sensitivities would be difficult to mitigate against. 70% of the site is Grade 3b (moderate quality) agricultural land. The remaining 30% of the site is classified as 'other'.	Duration: permanent Significance: significant Likelihood: uncertain Scale: local-national Timescale: medium-long term Duration: permanent Significance: potentially significant	Further survey work is required to investigate the value of agricultural land.
6) To maintain and improve the quality of water resources in the	• Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and groundwater?	• Water quality • Pollution of water source • Adequate water supply • Adequate sewerage infrastructure	-/++/++/++ There would be no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, this is not deemed to	Likelihood: unknown to what extent water quality will deteriorate. Scale: local Timescale: immediate Duration: short-long	Monitoring of water quality is necessary.

Borough			be a significant constraint to development. The site is not within a Source Protection Zone and therefore the risk of polluting a water source is limited. South East Water's Water Resource Management Plan sets out how water will be provided up to 2020. The Water Cycle Study	term Significance: potentially significant Likelihood: fairly certain development will not pollute water source Scale: local Timescale: immediate Duration: unknown Significance: insignificant Likelihood: certain Scale: local Timescale: longer term Duration: temporary Significance: significant Likelihood: fairly	

			identifies that there is adequate infrastructure in place to convey the sewage effluent to the sewage treatment works.	certain Scale: local Timescale: short-long term Duration: temporary 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 provision of supporting water and sewerage infrastructure to support development?	- Flooding - permeability of the soil	+/- The site is situated wholly within Flood Zone 1, outside a Critical Drainage Area and is not Upstream of a Critical Drainage Area. There is no record of localised or historic within the site. Part of the site is affected by surface water flooding in a 1 in 200 year event to a depth of 100mm. Mitigation methods can be put in place to control this flood risk. The site has a fairly high standard percentage runoff, but this is not deemed to be significant constraint to development.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: temporary but potential for repeated incidents Significance: insignificant Likelihood: uncertain Scale: local	The sequential test should be applied in the first instance and if there are no alternative sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows: Avoid development in areas at risk of future surface water flooding and avoid development in areas that have experienced localised flooding. If access to the site goes through an area that has experienced

				Timescale: short-long term Duration: temporary Significance: significant but mitigation possible	localised flooding, the access should be carefully designed to ensure safe access and egress. Surface water needs to be managed as part of any development strategy.
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?	• Site accessible by range of transport • Enable transport linkages • Opportunity for new local services	--/? The site is effectively an 'island' site in that it is not adjacent the main highway network, with only rural lanes connecting. It is remote from both the A30 (east) and the A33, served by only narrow country lanes presently with bridge restrictions to the south. Towards the A33 the site would require the development of BAS121, BAS102 and BAS103 to provide effective accesses. The site is not served by any bus routes. New provision would need to be secured by contributions, however it is	Likelihood: certain Scale: local Timescale: short term Duration: permanent Significance: significant	On-site provision or financial contributions would be required to ensure sufficient community, waste facilities etc.

			uncertain as to whether such a service would be viable and able to operate on the existing road infrastructure. There is scope to accommodate growth through expansion of existing community facilities (financial contributions sought). Financial contributions would be sought for improving the provision of sports and library facilities. Adequate gas and electricity capacity	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant	
9) To improve choice and	- Will it minimise the need to travel? - Will it provide	- Site potential to be accessible by extending transport network - Opportunity to provide	-/? The site is in an isolated	Likelihood: uncertain Scale: local	

access to sustainable transport options	alternative means of travel to the private car? • Will it reduce private vehicular use? • Will it encourage the use of public transport?	new/improved infrastructure	location and is not currently served by any cycle, bus or pedestrian links. Therefore, it is likely most trips would be made by private vehicle. Due to the scale and location of development neighbouring areas are unlikely to benefit from being linked to additional service provision.	Timescale: medium-long term Duration: permanent Significance: potentially 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	• Capacity in primary schools • Capacity in secondary schools • New education provision?	? Consideration will be given as to whether local primary schools need to be expanded. Additional secondary places will be required. Developer contributions will be sought towards both primary and secondary education.	Likelihood: uncertain Scale: local Timescale: short-medium term – lead-in to infrastructure upgrade/review of catchment areas required Duration: permanent Significance: significant	Off-site contributions towards primary schools will be required. A review of catchment areas for secondary education provision will also be required.

	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?	• Will it entail the loss of any employment land • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/-/? Development of the site will not entail the loss of any employment land. The site is not currently readily accessible to employment areas other than by car. There is no indication at this stage that the site would incorporate commercial premises. Currently poor broadband coverage (<2Mb/s) and not predicted to receive NGA coverage up to 40 Mbps by	Likelihood: uncertain Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant	

			2015.	Likelihood: uncertain Scale: local Timescale: medium term Duration: permanent Significance: insignificant	
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?	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/-/? Development of the site will not entail the loss of any employment land. The site is not currently readily accessible to employment areas other than by car. There is no indication at this stage that the site would incorporate commercial premises. Currently poor broadband coverage (<2Mb/s) and not	Likelihood: uncertain Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant	

			predicted to receive NGA coverage up to 40 Mbs by 2015.	Likelihood: uncertain Scale: local Timescale: medium term Duration: permanent Significance: insignificant	
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?	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/? Development of the site will not entail the loss of any employment land. The site is not currently readily accessible to employment areas other than by car. There is no indication at this stage that the site would incorporate commercial premises. Currently poor broadband coverage (<2Mb/s) and not	Likelihood: uncertain Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant	

			predicted to receive NGA coverage up to 40 Mbs by 2015.	Likelihood: uncertain Scale: local Timescale: medium term Duration: permanent 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	Anything other than housing proposed that would be attractive to visitors	0 There is no indication at this stage that the site would incorporate anything other than housing that would be attractive to 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	- Harm heritage assets – archaeology - Heritage assets - general	?/- There are few archaeological records in the site and few archaeological sites recorded in the vicinity. Therefore, the area has an uncertain archaeological potential.	Likelihood: uncertain regarding archaeological interest Scale: local-national Timescale: short-medium term Duration: permanent	Potential of mitigation of archaeological concerns following fieldwork.

nt	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?		No heritage assets fall within the site. The site is approximately 460m west of two listed buildings at Poors Farm and 400m east of another group of Grade II listed buildings. The boundary of Old Basing Conservation Area is approximately 330m to the west. There would be a consequent impact on the rural setting of the listed buildings and the setting of the Conservation Area.	Significance: significant Likelihood: uncertain Scale: local-national Timescale: immediate Duration: permanent Significance: significant	
16) To improve the efficiency of resource use, including re-using	• Will it use water more efficiently? • Will it reduce water consumption? • Will it result in a reduction in the amount of waste requiring treatment	• Contamination • Greenfield site	-/? This is a greenfield site.	Likelihood: certain Scale: local Timescale: within Local Plan period Duration: permanent	

previously developed land, existing buildings and materials, and encouraging the maximum use of sustainable design and construction technologies	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?		Given the use of the majority of the site for agriculture, industrial units and the nearby landfill the presence of contaminants associated with these industries cannot be discounted. A site investigation would be needed and possibly remedial measures. The assessment of many of these issues is largely design related so are unable to be assessed at this stage.	Significance: significant Likelihood: fairly certain Scale: local Timescale: short to medium term Duration: temporary Significance: potentially significant Likelihood: uncertain impact on resource use Scale: local-global Timescale: short-long term Duration: permanent Significance: unknown	Further investigation is required to understand cost of clearance of contamination. Consider efficiency resource use in design and layout of the development.

	• 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	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	-/? Development within this area would result in an area that is isolated from the surrounding area and does not relate to any existing settlement. However, it is not considered that it would lead to the coalescence of settlements. The site by itself does not relate well to the compact shape of the existing settlement in terms of form, scale and character as it lies to the east of Basingstoke and Old Basing at a distance from the existing settlement boundary. It is unknown at this stage whether any development of the site would provide new facilities or services.	Likelihood: fairly certain Scale: local Timescale: medium - long term Duration: permanent Significance: significant	Impact dependent on whether the two adjacent sites are developed and layout and design of the site.

	communities in the local planning system? • Will it help create a sense of place and add to the distinctiveness of the Borough's settlements?			Likelihood: uncertain Scale: local Timescale: unknown Duration: unknown Significance: potentially significant	Potential for on-site provision of new services.
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?	• Open space provision • Loss of open space or accessible countryside	? This site would be able to accommodate open space and play provision on site to meet the needs of new residents without impacting on existing provision (especially if combined with BAS103). The site is currently in agricultural use; however footpaths run through the site. The impact on footpaths and rights of way was raised as an issue through public consultation.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant	On-site provision of open space required.
19) To improve community	• Will it reduce opportunities for crime (e.g. through		0 The impact on crime and community safety cannot be		

safety by reducing crime, the fear of crime, and antisocial behaviour	design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?		determined 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 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?	• Health/social care capacity • Open space provision • Noise pollution • Un-neighbourly uses	?/- There is insufficient capacity at present but there is scope to accommodate growth through expansion of existing facilities or by on-site provision of new facilities such as GP and hospital treatment. This site would be able to accommodate open space and play provision on site to meet the needs of new residents without impacting on existing provision (especially if combined with BAS103). Part of the site is close to the railway and so may be effected by noise.	Likelihood: uncertain Scale: local Timescale: medium-long term Duration: permanent Significance: potentially significant	Financial contributions are likely to be sought. A detailed noise assessment will be required to ensure acceptable noise

				Likelihood: uncertain Scale: local Timescale: short term Duration: temporary Significance: potentially significant	standards can be met within homes and in amenity areas and further noise mitigation measures may be required.
Conclusion: The development of the site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. A number of potentially significant negative impacts were identified through the appraisal, particularly relating to environmental and social objectives. The site is effectively an island site, isolated from other settlements and transport networks, and therefore it has the potential to fail to contribute to the SA objectives of improving sustainable accessibility to all services and facilities; improving choice and access to sustainable transport options; and creating and sustaining vibrant settlements and communities. The isolation issue may be able to be partly addressed if developed in conjunction with adjoining sites. The site is sensitive to development as it has a rural character, is situated within the River Loddon valley corridor, and comprises a SINC. Therefore development of the site has potential negative impacts in terms of the SA objectives which aim to protect and enhance local biodiversity, flora and fauna; protect and enhance the distinctiveness and quality of the local landscape; and protect and enhance the distinctiveness and high quality features of the local built environment. The site's main positive contribution is the opportunity to provide a range of dwellings to meet local needs. Development of the site would largely have a neutral impact on economic objectives. Whilst it does not entail the loss of any employment land, it is not accessible to existing employment sites. The site could provide new small scale commercial development opportunities but does not have high broadband speeds at present to support working from home. The appraisal also highlighted a number of uncertainties due with respect to infrastructure provision. Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development could be achieved. This would include ensuring that the site is developed in combination with land to the north and east, the siting and design of the development avoids constrained or inappropriate areas for development including areas of landscape sensitivity and biodiversity interest; opportunities for habitat enhancement and improvements to the natural environment are realised; and adequate infrastructure is provided including on-site community provision, improved transport linkages and networks, sewerage infrastructure provision, affordable housing, and appropriate green infrastructure. Development must also be of a sustainable design and construction and manage surface water as part of an overall strategy.					

Manydown Parcels

Appraisal of Site BAS098 Manydown – Parcel 1

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	++/- The site has the potential to increase housing supply by some 900 new dwellings. A site of this size could provide a range of sizes and types to provide choice and meet a range of needs. At this stage, it is not known whether the site would meet certain housing needs. A number of employment areas are accessible from the site. The sustainability of any new housing will be dependent on other policies/implementation.	Likelihood: high Scale: local Timescale: short-long term Duration: permanent Significance: significant The certainty of any new housing meeting housing needs will be subject to implementation of other policies such as affordable housing, housing mix etc.	Development on the site should be of sustainable design and construction to ensure the housing is sustainable. Affordable housing/housing mix policies required to ensure housing provision meets identified need. The needs of gypsies and travellers needs to

	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 Council's housing register shows 5300 in general need of housing in Basingstoke Town. 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	be addressed.

	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?	Within 7 most deprived areas of Borough	0 Development of this site would not have a direct impact on deprivation and inequality.		
3) To reduce and minimise emissions of greenhouse gases	Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional	- Renewable energy - Accessibility	-/-/++ Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation.	Likelihood: certain Scale: global Timescale: long term Duration: permanent Significance: significant	Sustainability/energy efficiency of new housing could be improved through design and technology – include through policy or

and manage the impact of climate change	emissions targets? - Does it incorporate and/or promote the use of renewable energy technologies? - Will it mitigate the effects of climate change?		The site's location adjacent to the A339 and its proximity to existing public transport routes and cycle routes provides the opportunity to further develop these networks to serve the site. However, private car journeys are likely to increase. The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy.	Likelihood: although the site has the potential to incorporate low carbon energy schemes this is not certain Scale: global Timescale: long term Duration: permanent Significance: significant	masterplanning of site. Ensure low carbon/renewable energy scheme incorporated within any development.
(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?	Biodiversity	0/? This area has not been identified as important for rare arable plants and it does not contain any SINC. It does, however, lie within 200m of an ancient woodland SINC. There are also likely to be indirect impacts on habitats and species due to the introduction of the new houses. However, there are opportunities for improving habitat linkages between existing woodlands.	Likelihood: uncertain Scale: local-county Timescale: short-long term Duration: permanent Significance: significant	Opportunities for improving habitat linkages and improved management of areas of importance are subject to farming of these areas remaining viable. 8 metre buffer to all drains and watercourses required.
(5) To protect and enhance the	- Will it protect areas of highest landscape value? - Will it protect and	- Landscape character, diversity - Agricultural land - minerals	-/-/0 The site is assessed as having a medium capacity for development within the	Likelihood: fairly certain Scale: local-national Timescale: short-long	Impact dependent on the design and layout of the development.

distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	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?		Landscape Capacity Study. This means that development would be possible in some parts of the site providing it has regard to the setting and form of existing development. Good visual separation exists between the lower parts of the site and the countryside to the north and west of the site, however, the northern part of the site is more elevated and therefore is more exposed to the adjacent countryside. 95% of the site is grade 3a, 4% grade 3b and 1% Grade 2. There are no known mineral constraints.	term Duration: permanent Significance: significant Likelihood: fairly certain Scale: local-national Timescale: short-long term Duration: permanent Significance: potentially 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?	• Water quality • Pollution of water source • Adequate water supply • Adequate sewerage infrastructure	-/0/? There would be no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, this is not deemed to be a significant constraint to development. The majority of the site is in Source Protection Zone 2	Likelihood: fairly certain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant Likelihood: fairly certain	Need to monitor water quality

			which would not be a significant issue with regards pollution of water subject to compliance with groundwater protection policy. South East Water's Water Resource Management Plan sets out how water will be provided up to 2020. Upgrades to Basingstoke sewage treatment works will be required. It will be necessary to undertake detailed network modelling. Network growth upgrades have been carried out in Basingstoke in previous years which involve the construction of a new large diameter trunk sewer to serve development sites around the Popley area. This sewer was constructed in such a way to allow for possible future development to the west of Basingstoke and there is the potential that this could serve part of the Manydown site.	Scale: local Timescale: immediate Duration: short-long term Significance: potentially significant Likelihood: certain Scale: local Timescale: immediate Duration: short-long term Significance: significant Likelihood: uncertain Scale: local Timescale: medium – lead in time required to upgrade infrastructure Duration: short-long term Significance: significant	Should an upgrade of sewage infrastructure be required, it should be noted that up to three years lead in time will be necessary and the expansion of the current works is subject to consent from the Environment Agency.
7) To reduce the risk of flooding	- Will it reduce the vulnerability to all types of flooding? - Will it encourage a	- Flooding - permeability of the soil	+/?/+ The site is situated wholly within Flood Zone 1, outside a Critical Drainage Area and is	Likelihood: uncertain in respect of surface water Scale: local	The sequential test should be applied in the first instance and if

and the resulting detriment to the local community, environment and economy	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?		not Upstream of a Critical Drainage Area although the site is adjacent to land that is Upstream of a Critical Drainage Area, drainage should be managed to not contribute to this area. There is a record of flooding towards the north eastern boundary of the site. Affected by surface water flooding so mitigation methods can be put in place to control this flood risk. The site has a very low standard percentage runoff leading to very low greenfield runoff rates. It may not be possible to infiltrate all the runoff generated as a result of additional impermeable surfaces (hard standing etc).	Timescale: short term Duration: temporary Significance: significant	there are no alternative suitable sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows: Avoid development in areas at risk of future surface water flooding and avoid development in areas that have experienced localised flooding. Drainage and Surface Water Management Strategy required. Drainage will need to manage the impact on the adjacent land, which is Upstream of and within a Critical Drainage Area.
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?	• Site accessible by range of transport • Enable transport linkages • Opportunity for new local services	+/-/? The site links to existing areas due to its location adjacent to a main route into Basingstoke (the A339) and its proximity to existing public transport routes and cycle routes. There are opportunities to further develop these networks to serve the site. Development of the site would impact upon on the existing highway network due to the	Likelihood: fairly certain Scale: local Timescale: short term Duration: permanent Significance: potentially significant	On-site provision or financial contributions would be required to ensure sufficient community, waste facilities etc.

	• Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?		additional cars - specifically along the A339 which adjoins the site and already experiences high traffic volumes during peak times. However, the scale of development could deliver some moderate wider improvements to the highway network. Due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision, although if provision was made on the site for retail and / or a GP surgery this could reduce the travel trips or divert them from travelling into town. There is insufficient capacity at some of the community facilities, including the library. Off-site contributions would be sought to enhance existing facilities.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent 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?	• Site potential to be accessible by extending transport network • Opportunity to provide new/improved infrastructure	? Due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision, although if provision was made on the site for retail and / or a GP surgery this could reduce the travel	Likelihood: uncertain Scale: local/town-wide Timescale: medium-long term Duration: temporary Significance: significant	

	Will it encourage the use of public transport?		trips or divert them from travelling into town. There may be scope to divert local bus routes to serve the site and provide facilities (i.e. bus stops and shelters) within the development and to improve off site provision where appropriate.		
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	- Capacity in primary schools - Capacity in secondary schools - New education provision?	-/? There is insufficient capacity in local primary schools. A new 1.5 form entry primary school would be required to be provided on-site. Secondary schools locally are full and unlikely to be able to be expanded easily. Pupils coming off the new development to existing schools further east in the town need to be considered and as such school travel arrangements need to be considered. A secondary school site should be reserved (12.2ha) until further details are available to preserve an option for considering relocating and expanding an existing school to serve what is likely to be a significant quantum of development.	Likelihood: fairly certain Scale: local Timescale: short term Duration: permanent Significance: significant	Provision of a new primary school will be required. A review of catchment areas for secondary education provision will also be required.

	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?	• Will it entail the loss of any employment land • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/+/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by cycling, bus and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary Significance: insignificant	
12) To maintain high and	• Will it promote employment opportunities for the	• Will it entail the loss of any employment land? • Will it incorporate any	0/+/? Development of the site will not entail the loss of any		

stable levels of employment	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?	commercial premises • It there good broadband access • Proximity to employment?	employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by cycling, bus and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary Significance: insignificant	
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?	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • It there good broadband access • Proximity to employment?	0/+/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by cycling, bus and car. Currently poor broadband coverage (<2Mb/s) although	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local	

			predicted to receive NGA coverage up to 40Mbps by 2015.	Timescale: medium Duration: temporary 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	Anything other than housing proposed that would be attractive to visitors	0 There is no indication at this stage that the site alone would incorporate anything other than housing that would be attractive to 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	- Harm heritage assets – archaeology - Heritage assets - general	-/? Two Scheduled Ancient Monuments (nationally important and protected) are located close to Catterns Crossroads. High archaeological potential for Iron Age sites, and Palaeolithic, Mesolithic and Neolithic artefacts recovered in the past. Likelihood to encounter as yet unlocated archaeological remains, the impacts on which will need to be mitigated. There would be no direct impact on the Park Prewett Conservation Area, due to existing modern development.	Likelihood: uncertain regarding archaeological interest Scale: local-national Timescale: short term Duration: unknown Significance: significant	Potential of mitigation of archaeological concerns following fieldwork. Siting, layout and design of any development would need to take into account archaeological and historic interest

	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?		Long distance views of the Water Tower within the landscape may be further reduced, but could be largely mitigated by keeping development below the ridgeline. The wider landscape setting of the Worting Conservation Area could be affected, but again could be largely mitigated by location of development and screening.		
16) To improve the efficiency of resource use, including re-using previously developed land, existing buildings and materials, and encouraging the maximum use of	• 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?	• Contamination • Greenfield site	-/? This is a greenfield site. No historical or factual evidence to indicate the presence of contamination; however given the use of the site for agriculture the presence of contaminants associated with this industry cannot be discounted.	Likelihood: certain Scale: local Timescale: within Local Plan period Duration: permanent Significance: significant Likelihood: fairly certain Scale: local Timescale: short to medium term Duration: temporary Significance: potentially significant	Further investigation is required to understand whether remediation is needed in respect of the previous agricultural use.

sustainable design and construction technologies	• 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?		The assessment of many of these issues are largely design related so are unable to be assessed at this stage.	Likelihood: uncertain impact on resource use Scale: local-global Timescale: short-long term Duration: permanent Significance: unknown	Consider efficiency of resource use in design and layout of the development.
(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	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	+/? The site lies adjacent to housing at Winklebury and Rooksdown to the east and north east and therefore is not isolated. It would not lead to the coalescence of settlements.	Likelihood: uncertain as depends on design / layout of the development. Scale: local Timescale: short-long term Duration: permanent	Impact dependent on siting, layout, scale, character, landscape design and provision of new services.

	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?		Due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision.	Significance: potentially 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?	• Open space provision • Loss of open space or accessible countryside	+ Site offers the opportunity to address open space and play deficiencies in the Winklebury and Rooksdown area. The site is currently in agricultural use and several footpaths run adjacent to the site.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: significant	Ensure on-site provision of open space is sought.
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 crime and community safety cannot be determined at this stage.		
20) To improve health and well-being through the development of	• Will it improve access to health and social care? • Will it promote healthy lifestyles? • Will it	• Health/social care capacity • Open space provision • Noise pollution • Un-neighbourly uses	?/+/- There is insufficient capacity at present but there is scope to accommodate growth through expansion of existing facilities or by on-site provision of new facilities such as GP provision.	Likelihood: uncertain Scale: local/borough-wide Timescale: long lead-in time Duration: unknown Significance:	Financial contributions and on site provision of GP facilities and open space are likely to be sought.

healthy communities	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?		Site offers the opportunity to address open space and play deficiencies in the Winklebury and Rooksdown area. Part of the site is affected by traffic noise from A339. Detailed noise assessments will be required to ensure acceptable noise standards can be met within homes and in amenity areas and further noise mitigation measures may be required. There is some potential for un-neighbourly activity at Worting Wood Farm.	significant Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant	Noise assessments required. Mitigation may be possible through design and layout.
Overall impact: The development of this site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. Developing the site is likely to have a positive effect on the social and environmental objectives of the SA in terms of providing a range of sizes and types of housing and, although there are uncertainties at this point in time, there are opportunities to improve open space provision in terms of remedying existing identifying deficiencies in Winklebury and Rooksdown. Developing the site for housing is unlikely to lead to any overriding negative effects and where negative effects have been identified, for example, in relation to protecting and enhancing distinctive and high quality features of the local built environment, there are opportunities for mitigation through site layout, restoration and improved management etc. Development of the site would largely have a neutral impact on economic objectives – it does not entail the loss of any employment land, but is within sufficient distance of employment sites to enable commuting and support economic growth in principle. In terms of the accessibility objective, the site scores relatively positively due to its accessibility and the opportunity to provide wider improvements to the highway network. Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes for example - ensuring that the siting and design of the development avoids inappropriate areas for development such as noise sensitive locations and areas of archaeological value, enabling adequate integration with surrounding					

areas through improved transport linkages and networks., and ensuring .adequate infrastructure is provided including the provision of a new 1.5 form primary school on site, provision of affordable housing and appropriate green infrastructure and open space/recreational provision. Development must also be of a sustainable design and construction and manage surface water/drainage as part of an overall strategy.

Appraisal of Site BAS098 Manydown – Parcel 2

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	++/- The site has the potential to increase housing supply by some 900 new dwellings. A site of this size could provide a range of sizes and types to provide choice and meet a range of needs. At this stage, it is not known whether the site would meet certain housing needs. A number of employment areas are accessible from the site. The sustainability of any new housing will be dependent on other policies/implementation.	Likelihood: high Scale: local Timescale: short-long term Duration: permanent Significance: significant The certainty of any new housing meeting housing needs will be subject to implementation of other policies such as affordable housing, housing mix etc.	Development on the site should be of sustainable design and construction to ensure the housing is sustainable. Affordable housing/housing mix policies required to ensure housing provision meets identified need. The needs of gypsies and travellers needs to be addressed.

	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 Council's housing register shows 5300 households in need of housing in Basingstoke Town. 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	

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?	Within 7 most deprived areas of Borough	0 Development of this site would not have a direct impact on deprivation and inequality.		
3) To reduce and minimise emissions of greenhouse gases and manage	• Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional emissions targets?	• Renewable energy • Accessibility	-/-/++ Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. The site's location adjacent to the A339 and its proximity to	Likelihood: certain Scale: global Timescale: long term Duration: permanent Significance: significant	Sustainability/energy efficiency of new housing could be improved through design and technology – include through policy or masterplanning of site.

the impact of climate change	- Does it incorporate and/or promote the use of renewable energy technologies? - Will it mitigate the effects of climate change?		existing public transport routes and cycle routes provides the opportunity to further develop these networks to serve the site. However, private car journeys are likely to increase. The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy.	Likelihood: although the site has the potential to incorporate low carbon energy schemes this is not certain Scale: global Timescale: long term Duration: permanent Significance: significant	Ensure low carbon/renewable energy scheme incorporated within any development.
(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?	Biodiversity	-/? The whole area has been identified as important for rare arable plants and their conservation. In addition, arable field margins are identified as a habitat that is of Principal Importance for the conservation of biodiversity in England. The site has not, as yet, been assessed for SINC status but it is considered it has the potential to meet the criteria for this designation.	Likelihood: uncertain Scale: local-county Timescale: short-long term Duration: permanent Significance: significant	Further work to assess the scope for mitigation and compensation for loss of the area of importance for rare arable flora will be required.
(5) To protect and enhance the distinctiveness and	- Will it protect areas of highest landscape value? - Will it protect and enhance the Borough's	- Landscape character, diversity - Agricultural land - minerals	-/-0 The site is assessed as having a medium capacity for development within the Landscape Capacity Study. This means that development	Likelihood: fairly certain Scale: local-national Timescale: short-long term Duration: permanent	Impact dependent on the design and layout of the development.

quality of the local landscape, soils, geological and geomorphologic interests	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?		would be possible in some parts of the site providing it has regard to the setting and form of existing development. 71% of the site is grade 3a, 27% Grade 2 and 2% Grade 3b. There are no known mineral constraints.	Significance: significant Likelihood: fairly certain Scale: local-national Timescale: short-long term Duration: permanent Significance: potentially 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?	• Water quality • Pollution of water source • Adequate water supply • Adequate sewerage infrastructure	-/0/? There would be no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, this is not deemed to be a significant constraint to development. The site is in Source Protection Zone 2 which would not be a significant issue with regards pollution of water subject to compliance with groundwater protection policy.	Likelihood: fairly certain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant Likelihood: fairly certain Scale: local Timescale: immediate Duration: short-long term Significance: potentially significant	Need to monitor water quality

			South East Water's Water Resource Management Plan sets out how water will be provided up to 2020. Upgrades to Basingstoke sewage treatment works will be required. It will be necessary to undertake detailed network modelling. Network growth upgrades have been carried out in Basingstoke in previous years which involve the construction of a new large diameter trunk sewer to serve development sites around the Popley area. This sewer was constructed in such a way to allow for possible future development to the west of Basingstoke and there is the potential that this could serve part of the Manydown site.	Likelihood: certain Scale: local Timescale: immediate Duration: short-long term Significance: significant Likelihood: uncertain Scale: local Timescale: medium – lead in time required to upgrade infrastructure Duration: short-long term Significance: significant	Should an upgrade of sewage infrastructure be required, it should be noted that up to three years lead in time will be necessary and the expansion of the current works is subject to consent from the Environment Agency.
7) To reduce the risk of flooding and the resulting detriment to the local community, environme	- 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?	- Flooding - permeability of the soil	+/?/+ The site is situated wholly within Flood Zone 1, outside a Critical Drainage Area and is not Upstream of a Critical Drainage Area although the site is adjacent to land that is Upstream of a Critical Drainage Area, drainage should be managed to not contribute to this area. There is	Likelihood: uncertain in respect of surface water Scale: local Timescale: short term Duration: temporary Significance: significant	The sequential test should be applied in the first instance and if there are no alternative suitable sites, the sequential approach should be applied and the risks should be addressed through adequate

nt and economy	• 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?		no record of historic or localised flooding within the site. Part of the site is affected by surface water flooding in a 1 in 200 year event to a depth of 100mm so mitigation methods can be put in place to control this flood risk. The site has a very low standard percentage runoff leading to very low greenfield runoff rates. It may not be possible to infiltrate all the runoff generated as a result of additional impermeable surfaces (hard standing etc).		mitigation as follows: Avoid development in areas at risk of future surface water flooding. Drainage and Surface Water Management Strategy required. Drainage will need to manage the impact on the adjacent land, which is Upstream of and within a Critical Drainage Area.
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	• Site accessible by range of transport • Enable transport linkages • Opportunity for new local services	+/-/? The site links to existing areas due to its proximity to existing public transport routes and also cycling/walking routes serving Winklebury. There are potential opportunities to further develop these networks to serve the site. The site will impact upon on the existing highway network and improvements to the highway network (Roman Road and associated junctions) will be required. Due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision, although if provision was made on the site	Likelihood: fairly certain Scale: local Timescale: short term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: short term	On-site provision or financial contributions would be required to ensure sufficient community, waste facilities etc.

	access to broadband?		for retail and / or a GP surgery this could reduce the travel trips or divert them from travelling into town. There is insufficient capacity at some of the community facilities, including the library. Off-site contributions would be sought to enhance existing facilities.	Duration: permanent 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?	- Site potential to be accessible by extending transport network - Opportunity to provide new/improved infrastructure	? Due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision, although if provision was made on the site for retail and / or a GP surgery this could reduce the travel trips or divert them from travelling into town There may be scope to divert local bus routes to serve the site and provide facilities (i.e. bus stops and shelters) within the development and to improve off site provision where appropriate.	Likelihood: uncertain Scale: local/town-wide Timescale: medium-long term Duration: temporary Significance: significant	
10) To improve educational attainment and	- Will it increase the levels of participation in education at all levels? - Will it increase the	- Capacity in primary schools - Capacity in secondary schools - New education provision?	-/? There is insufficient capacity in local primary schools. A new 1.5 form of entry primary school would be required to be provided on-site.	Likelihood: fairly certain Scale: local Timescale: short term Duration: permanent Significance:	Provision of a new primary school will be required. A review of catchment areas for secondary education provision will also be

increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	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?		Secondary schools locally are full and unlikely to be able to be expanded easily. Pupils coming off the new development to existing schools further east in the town need to be considered and as such school travel arrangements need to be considered. A secondary school site should be reserved (12.2ha) until further details are available to preserve an option for considering relocating and expanding an existing school to serve what is likely to be a significant quantum of development.	significant	required.
11) To develop a diverse and competitive	• Will it promote employment opportunities for the whole community? • Will it promote a	• Will it entail the loss of any employment land • Will it incorporate any commercial premises • It there good broadband	0/+/? Development of the site will not entail the loss of any employment land.		

knowledge-based economy	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?	access • Proximity to employment?	There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by cycling, bus and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary Significance: insignificant	
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	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/+/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by cycling, bus and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary Significance: insignificant	

	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?	- Will it entail the loss of any employment land? - Will it incorporate any commercial premises - Is there good broadband access - Proximity to employment?	0/+/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by cycling, bus and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary 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	Anything other than housing proposed that would be attractive to visitors	0 There is no indication at this stage that the site would incorporate anything other than housing that would be attractive to visitors.		
15) To	Will it promote and	Harm heritage assets –	-/?	Likelihood: uncertain	Potential of mitigation

protect and enhance distinctive and high quality features of the local built environment	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?	archaeology • Heritage assets - general	Important archaeological Iron Age/ Roman site known in the corner to the south of Worting Wood. High archaeological potential. Likelihood to encounter as yet unlocated archaeological remains, the impacts on which will need to be mitigated There is potential for a negative impact on the Worting CA and Worting Park setting. However, if development were concentrated towards the east of the site, then any impact could be largely mitigated by existing and new vegetative and topographic screening.	regarding archaeological interest Scale: local-national Timescale: short term Duration: unknown Significance: significant	of archaeological concerns following fieldwork. Siting, layout and design of any development would need to take into account archaeological and historic interest

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?	• Contamination • Greenfield site	-/? This is a greenfield site. No historical or factual evidence to indicate the presence of contamination; however given the use of the site for agriculture the presence of contaminants associated with this industry cannot be discounted. The assessment of many of these issues are largely design related so are unable to be assessed at this stage.	Likelihood: certain Scale: local Timescale: within Local Plan period Duration: permanent Significance: significant Likelihood: fairly certain Scale: local Timescale: short to medium term Duration: temporary Significance: potentially significant Likelihood: uncertain impact on resource use Scale: local-global Timescale: short-long term Duration: permanent Significance: unknown	Further investigation is required to understand whether remediation is needed in respect of the previous agricultural use. Consider efficiency of resource use in design and layout of the development.

	• 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	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	? The site lies adjacent to housing at Winklebury to the east and therefore is not isolated. It would not lead to the coalescence of any larger settlements. However, development of the whole site would lead to a degree of coalescence with the adjoining hamlet of Worting. Due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision.	Likelihood: uncertain as depends on design / layout of the development. Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant	Impact dependent on siting, layout, scale, character, landscape design and provision of new services.

	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	• Open space provision • Loss of open space or accessible countryside	+ Site offers the opportunity to address open space and play deficiencies in the Winklebury and Rooksdown area. The site is currently in agricultural use and several footpaths run adjacent to the site.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: significant	Ensure on-site provision of open space is sought.

	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 impact on crime and community safety cannot be determined 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 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?	• Health/social care capacity • Open space provision • Noise pollution • Un-neighbourly uses	?/+/- There is insufficient capacity at present but there is scope to accommodate growth through expansion of existing facilities or by on-site provision of new facilities such as GP provision. Site offers the opportunity to address open space and play deficiencies in the Winklebury and Rooksdown area. Potential for noise from agricultural machinery and vehicles. Also the southern boundary will be affected by noise from the Roman Road. A Noise impact assessment should be undertaken to assess ambient noise levels and if necessary identify appropriate mitigation measures.	Likelihood: uncertain Scale: local/borough-wide Timescale: long lead-in time Duration: unknown Significance: significant Likelihood: uncertain	Financial contributions and on site provision of GP facilities and open space are likely to be sought. Noise assessments

			There is some potential for un-neighbourly activity at Worting Wood Farm.	Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant	required. Mitigation may be possible through design and layout.
Overall impact: The development of this site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. Developing the site is likely to have a positive effect on the social and environmental objectives of the SA in terms of providing a range of sizes and types of housing and, although there are uncertainties at this point in time, there are opportunities to improve open space provision in terms of remedying existing identifying deficiencies in Winklebury and Rooksdown. Development could, however, potentially lead to negative impacts in terms of a number of the social and environmental objectives of the SA. In relation to protecting and enhancing distinctive and high quality features of the local built environment development in this location could have a negative impact on the Worting Conservation Area and setting of Worting Park, although this could be avoided through limiting the extent of the developable area and through an appropriate layout. Development of the site also has potential negative impacts in terms of the SA objectives which aim to protect and enhance local biodiversity, flora and fauna. If development within this area were to be considered, then further work to assess the scope for mitigation and compensation for loss of the area of importance for rare arable flora will be required. Development of the site would largely have a neutral impact on economic objectives – it does not entail the loss of any employment land, but is within sufficient distance of employment sites to enable commuting and support economic growth in principle. In terms of the accessibility objective, the site scores relatively positively due to its accessibility and the opportunity to provide wider improvements to the highway network. Current uncertainties on potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes for example - ensuring that the siting and design of any development limits visual intrusion on the wider landscape; mitigates, where possible, any impact on the Worting Conservation Area and the setting of Worting Park; has due regard to the biodiversity value of the area; avoids inappropriate areas for development; and enables adequate integration with surrounding areas through improved transport linkages and networks. Adequate infrastructure is required to be provided including the provision of a new 1.5 form primary school on site, provision of affordable housing and appropriate green infrastructure and open space/recreational provision. Development must also be of a sustainable design and construction and manage surface water/drainage as part of an overall strategy.					

Appraisal of Site BAS098 Manydown – Parcel 3

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	++/- The site has the potential to increase housing supply by some 50 new dwellings. A site of this size could provide a limited range of sizes and types to provide choice and meet a range of needs. At this stage, it is not known whether the site would meet certain housing needs. A number of employment areas are accessible from the site. The sustainability of any new housing will be dependent on other policies/implementation.	Likelihood: high Scale: local Timescale: short-long term Duration: permanent Significance: significant The certainty of any new housing meeting housing needs will be subject to implementation of other policies such as affordable housing, housing mix etc.	Development on the site should be of sustainable design and construction to ensure the housing is sustainable. Affordable housing/housing mix policies required to ensure housing provision meets identified need. The needs of gypsies and travellers needs to be addressed.

	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 Council's housing register shows 5300 households in need of housing in Basingstoke Town. 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	

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?	Within 7 most deprived areas of Borough	0 Development of this site would not have a direct impact on deprivation and inequality.		
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?	• Renewable energy • Accessibility	-/-/++ Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. There would be the opportunity to connect the site to the	Likelihood: certain Scale: global Timescale: long term Duration: permanent Significance: significant	Sustainability/energy efficiency of new housing could be improved through design and technology – include through policy or masterplanning of site.

	- Does it incorporate and/or promote the use of renewable energy technologies? - Will it mitigate the effects of climate change?		existing cycling network which provides access to the town centre. The site is also relatively well connected by existing public transport. However, private car journeys are likely to increase. The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy.	Likelihood: although the site has the potential to incorporate low carbon energy schemes this is not certain Scale: global Timescale: long term Duration: permanent Significance: significant	Ensure low carbon/renewable energy scheme incorporated within any development.
(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?	Biodiversity	- This group of small sites is relatively unconstrained by biodiversity considerations. However, part of the site (the majority of BAS106) is a designated grassland SINC.	Likelihood: uncertain Scale: local-county Timescale: short-long term Duration: permanent Significance: significant	Buffers to boundary vegetation will be required.
(5) To protect and enhance	Will it protect areas of highest landscape	Landscape character, diversity	-/-/0 The Landscape Capacity	Likelihood: fairly certain	Impact dependent on

the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	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?	• Agricultural land • minerals	Study found that development could be more readily accommodated to the east and less so to the south of Worting village. Development to the north-west of the village within the grounds of Worting House would be out of character with the character of the conservation area and the wider countryside. 16% of the site is grade 2 and 16% Grade 3a. 68% is not covered, taken up by built form and Worting Park. There are no known mineral constraints.	Scale: local-national Timescale: short-long term Duration: permanent Significance: significant Likelihood: fairly certain Scale: local-national Timescale: short-long term Duration: permanent Significance: potentially significant	the design and layout of the development.
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?	• Water quality • Pollution of water source • Adequate water supply • Adequate sewerage infrastructure	-/0/? There would be no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, this is not deemed to be a significant constraint to development. The site is in Source Protection Zone 2 which would not be a significant issue with regards	Likelihood: fairly certain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant Likelihood: fairly certain Scale: local	Need to monitor water quality

			pollution of water subject to compliance with groundwater protection policy. South East Water's Water Resource Management Plan sets out how water will be provided up to 2020. Upgrades to Basingstoke sewage treatment works will be required. It will be necessary to undertake detailed network modelling. Network growth upgrades have been carried out in Basingstoke in previous years which involve the construction of a new large diameter trunk sewer to serve development sites around the Popley area. This sewer was constructed in such a way to allow for possible future development to the west of Basingstoke and there is the potential that this could serve part of the Manydown site.	Timescale: immediate Duration: short-long term Significance: potentially significant Likelihood: certain Scale: local Timescale: immediate Duration: short-long term Significance: significant Likelihood: uncertain Scale: local Timescale: medium – lead in time required to upgrade infrastructure Duration: short-long term Significance: significant	Should an upgrade of sewage infrastructure be required, it should be noted that up to three years lead in time will be necessary and the expansion of the current works is subject to consent from the Environment Agency.
7) To reduce the risk of flooding and the resulting detriment to	- Will it reduce the vulnerability to all types of flooding? - Will it encourage a net reduction in the	- Flooding - permeability of the soil	+/?/+ The site is situated wholly within Flood Zone 1, and is situated on land that is Upstream of a Critical	Likelihood: uncertain in respect of surface water Scale: local Timescale: short term	The sequential test should be applied in the first instance and if there are no

the local community, environment and economy	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?		Drainage Area, this drainage should be controlled to not increase flood risk downstream. There is a record of flooding towards the central eastern boundary of the site. There is a small risk of future surface water flooding in a 1 in 200 year event to a depth of 100mm so mitigation methods can be put in place to control this flood risk. The site has a very low standard percentage runoff leading to very low greenfield runoff rates. It may not be possible to infiltrate all the runoff generated as a result of additional impermeable surfaces (hard standing etc).	Duration: temporary Significance: significant	alternative suitable sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows: Avoid development in areas at risk of future surface water flooding. Drainage and Surface Water Management Strategy required. Drainage will need to manage the impact on the adjacent land, which is Upstream of and within a Critical Drainage Area.
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?	• Site accessible by range of transport • Enable transport linkages • Opportunity for new local services	-/? The site links to existing areas due to its proximity to existing public transport routes and cycle/walking routes which provide the opportunity to further develop these networks to serve the site. The site will impact upon the existing highway network and will need to deliver highway and accessibility infrastructure both adjacent to the site and on the wider network.	Likelihood: fairly certain Scale: local Timescale: short term Duration: permanent Significance: potentially significant	On-site provision or financial contributions would be required to ensure sufficient community, waste facilities etc.

	• Does it include provision for extending remote access? • Will it improve access to broadband?		Due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision, although if provision was made on the site for retail and / or a GP surgery this could reduce the travel trips or divert them from travelling into town. There is insufficient capacity at some of the community facilities, including the library. Off-site contributions would be sought to enhance existing facilities.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent 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?	• Site potential to be accessible by extending transport network • Opportunity to provide new/improved infrastructure	? Due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision, although if provision was made on the site for retail and / or a GP surgery this could reduce the travel trips or divert them from travelling into town. Due to the scale and location of development a new rail station is unlikely to be delivered despite part of the site bordering the railway. There may be scope to divert local bus routes to serve the site and provide facilities (i.e. bus stops and shelters) within	Likelihood: uncertain Scale: local/town-wide Timescale: medium-long term Duration: temporary Significance: significant	

			the development and to improve off site provision where appropriate.		
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	• Capacity in primary schools • Capacity in secondary schools • New education provision?	-/? There is insufficient capacity in local primary schools. A new 1 form entry primary school would be required to be provided on-site. Secondary schools locally are full and unlikely to be able to be expanded easily. Pupils coming off the new development to existing schools further east in the town need to be considered and as such school travel arrangements need to be considered. A secondary school site should be reserved (12.2ha) until further details are available to preserve an option for considering relocating and expanding an existing school to serve what is likely to be a significant quantum of development.	Likelihood: fairly certain Scale: local Timescale: short term Duration: permanent Significance: significant	Provision of a new primary school will be required. A review of catchment areas for secondary education provision will also be required.

	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?	• Will it entail the loss of any employment land • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/+/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by cycling, bus and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary Significance: insignificant	
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	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/+/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by cycling,	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term	

	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?		bus and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbs by 2015.	Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary Significance: insignificant	
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?	- Will it entail the loss of any employment land? - Will it incorporate any commercial premises - Is there good broadband access - Proximity to employment?	0/+/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by cycling, bus and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbs by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary Significance: insignificant	
14) To enhance the attractiveness of the	Will it retain or improve retail facilities in the	Anything other than housing proposed that would be attractive to visitors	0 There is no indication at this stage that the site would incorporate anything other than		

Borough to visitors	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		housing that would be attractive to 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	• Harm heritage assets – archaeology • Heritage assets - general	- The area has a high archaeological potential relating to the medieval village and the Roman and Iron Age landscape that surrounds it. (Iron Age/Roman settlement is known immediately north, south and west of the village). Likelihood to encounter as yet unlocated archaeological remains, the impacts on which will need to be mitigated. Development within this area would represent notable development within both the Worting Conservation Area and Worting Park, causing substantial harm to the area's heritage assets. Grade II* Worting House would also be negatively impacted.	Likelihood: uncertain regarding archaeological interest Scale: local-national Timescale: short term Duration: unknown Significance: significant	Potential of mitigation of archaeological concerns following fieldwork. Siting, layout and design of any development would need to take into account archaeological and historic interest

	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 • Greenfield site	-/? This is a greenfield site. No historical or factual evidence to indicate the presence of contamination; however given the use of the site for agriculture the presence of contaminants associated with this industry cannot be discounted. The assessment of many of these issues are largely design related so are unable to be assessed at this stage.	Likelihood: certain Scale: local Timescale: within Local Plan period Duration: permanent Significance: significant Likelihood: fairly certain Scale: local Timescale: short to medium term Duration: temporary Significance: potentially significant Likelihood: uncertain impact on resource use Scale: local-global Timescale: short-long term Duration: permanent Significance:	Further investigation is required to understand whether remediation is needed in respect of the previous agricultural use. Consider efficiency of resource use in design and layout of the development.

	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?			unknown	
(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?	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	? The site lies adjacent to housing at Buckskin to the east and therefore is not isolated. However, development of the whole site could result in coalescence with the hamlet of Worting. Due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision.	Likelihood: uncertain as depends on design / layout of the development. Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant	Impact dependent on siting, layout, scale, character, landscape design and provision of new services.

	• 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	• Open space provision • Loss of open space or accessible countryside	+ Site offers the opportunity to address open space and play deficiencies in the Winklebury and Rooksdown area. The site is currently in agricultural use and several	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: significant	Ensure on-site provision of open space is sought.

	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?		footpaths run adjacent to the site.		
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 crime and community safety cannot be determined 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 healthcare facilities to meet the needs of older people? • Will it help to develop healthy and 'liveable'?	• Health/social care capacity • Open space provision • Noise pollution • Un-neighbourly uses	?/+/- There is insufficient capacity at present but there is scope to accommodate growth through expansion of existing facilities or by on-site provision of new facilities such as GP provision. Site offers the opportunity to address open space and play deficiencies in the Winklebury and Rooksdown area. Part of the site is affected by the B3400 and railway noise.	Likelihood: uncertain Scale: local/borough-wide Timescale: long lead-in time Duration: unknown Significance: significant Likelihood: uncertain Scale: local	Financial contributions and on site provision of GP facilities and open space are likely to be sought. Noise assessments required. Further noise

	neighbourhoods • Will it improve air quality? • Will it decrease noise pollution near residential areas?		There is no record of unneighbourly uses which will affect the site.	Timescale: short-long term Duration: permanent Significance: potentially significant	mitigation measures may be required.
Overall impact: The development of this site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. Developing the site is likely to have a positive effect on the social and environmental objectives of the SA in terms of providing a range of sizes and types of housing and, although there are uncertainties at this point in time, there are opportunities to improve open space provision in terms of remedying existing identifying deficiencies in Winklebury and Rooksdawn. Development is likely, however, to lead to a number of significant negative impacts in terms of the social and environmental objectives of the SA. In relation to protecting and enhancing distinctive and high quality features of the local built environment, development within this area would represent notable development within both the Worting Conservation Area and Worting Park, so causing substantial harm to the area's heritage assets which could not be mitigated. Development of the site also has potential negative impacts in terms of the SA objectives which aim to protect and enhance local biodiversity, flora and fauna. If development within this area were to be considered, then an appropriate layout would be required to avoid impact on the designated SINC. In terms of protecting and enhancing the distinctiveness and quality of the local landscape, the site could also have a negative impact unless development was limited to the east of the site. Development of the site would largely have a neutral impact on economic objectives – it does not entail the loss of any employment land, but is within sufficient distance of employment sites to enable commuting and support economic growth in principle. In terms of the accessibility objective, the site scores relatively positively due to its accessibility. It will, however, impact upon the existing highway network and, due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision. Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes, for example - ensuring that the layout and extent of development respects the visual setting to the village, the interface with the adjacent countryside and also the gap between Basingstoke and Worting; that any impact on the Worting Conservation Area and Park is mitigated through limiting the extent of development; has due regard to the biodiversity value of the area, notably the SINC; avoids other inappropriate areas for development, such as areas affected by noise; and enables adequate integration with surrounding areas through improved transport linkages and networks. Adequate infrastructure is required to be provided including provision of affordable housing and appropriate green infrastructure and open space/recreational provision. Development must also be of a sustainable design and construction and manage surface water/drainage as part of an overall strategy.					

Appraisal of Site BAS098 Manydown – Parcel 4

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	++/- The site has the potential to increase housing supply by some 1500 new dwellings. A site of this size could provide a range of sizes and types to provide choice and meet a range of needs. At this stage, it is not known whether the site would meet certain housing needs. A number of employment areas are accessible from the site. The sustainability of any new housing will be dependent on other policies/implementation.	Likelihood: high Scale: local Timescale: short-long term Duration: permanent Significance: significant The certainty of any new housing meeting housing needs will be subject to implementation of other policies such as affordable housing, housing mix etc.	Development on the site should be of sustainable design and construction to ensure the housing is sustainable. Affordable housing/housing mix policies required to ensure housing provision meets identified need. The needs of gypsies and travellers needs to be addressed.

	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 Council's housing register shows 5300 households in need of housing in Basingstoke Town. 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	

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?	Within 7 most deprived areas of Borough	0 Development of this site would not have a direct impact on deprivation and inequality.		
3) To reduce and minimise emissions of greenhouse gases and manage	• Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional emissions targets?	• Renewable energy • Accessibility	-/-/++ Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. The isolated nature of the site from key services will result in	Likelihood: certain Scale: global Timescale: long term Duration: permanent Significance: significant	Sustainability/energy efficiency of new housing could be improved through design and technology – include through policy or masterplanning of site.

the impact of climate change	- Does it incorporate and/or promote the use of renewable energy technologies? - Will it mitigate the effects of climate change?		car travel being the main source of travel. The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy.	Likelihood: although the site has the potential to incorporate low carbon energy schemes this is not certain Scale: global Timescale: long term Duration: permanent Significance: significant	Ensure low carbon/renewable energy scheme incorporated within any development.
(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?	Biodiversity	- A field within the area has been identified as important for arable flora. The site lies adjacent to another area identified as important for arable flora and 2 ancient woodland SINCS.	Likelihood: uncertain Scale: local-county Timescale: short-long term Duration: permanent Significance: significant	Further work to assess the scope for mitigation and compensation for loss of the area of importance for rare arable flora would be required.
(5) To protect and	Will it protect areas of highest landscape	Landscape character, diversity	--/-/0 As a whole it has a low	Likelihood: fairly certain	Impact dependent on

enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	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?	• Agricultural land • minerals	capacity for development due to its rural character and strong links with the surrounding countryside. The exception is an area in the south-east corner of the site adjacent to Scrapps Hill Farm. The capacity to accommodate development is also greater towards the eastern end of the parcel but the proximity of Worting House and the wider countryside would restrict the impact and extent of development. 88% of the site is Grade 3a, 11% of the site is Grade 3b. There is no data available for 1% of the area. There are no known mineral constraints.	Scale: local-national Timescale: short-long term Duration: permanent Significance: significant Likelihood: fairly certain Scale: local-national Timescale: short-long term Duration: permanent Significance: potentially significant	the design and layout of the development.
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?	• Water quality • Pollution of water source • Adequate water supply • Adequate sewerage infrastructure	-/0/? There would be no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, this is not deemed to be a significant constraint to development. The majority of the site is in Source Protection Zone 2 which would not be a	Likelihood: fairly certain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant Likelihood: fairly certain Scale: local	Need to monitor water quality

			significant issue with regards pollution of water subject to compliance with groundwater protection policy. South East Water's Water Resource Management Plan sets out how water will be provided up to 2020. Upgrades to Basingstoke sewage treatment works will be required. It will be necessary to undertake detailed network modelling. Network growth upgrades have been carried out in Basingstoke in previous years which involve the construction of a new large diameter trunk sewer to serve development sites around the Popley area. This sewer was constructed in such a way to allow for possible future development to the west of Basingstoke and there is the potential that this could serve part of the Manydown site.	Timescale: immediate Duration: short-long term Significance: potentially significant Likelihood: certain Scale: local Timescale: immediate Duration: short-long term Significance: significant Likelihood: uncertain Scale: local Timescale: medium – lead in time required to upgrade infrastructure Duration: short-long term Significance: significant	Should an upgrade of sewage infrastructure be required, it should be noted that up to three years lead in time will be necessary and the expansion of the current works is subject to consent from the Environment Agency.
7) To reduce the risk of flooding	- Will it reduce the vulnerability to all types of flooding? - Will it encourage a	- Flooding - permeability of the soil	+/?/+ The site is situated wholly within Flood Zone 1, outside a Critical Drainage Area and is	Likelihood: uncertain in respect of surface water Scale: local	The sequential test should be applied in the first instance and if

and the resulting detriment to the local community, environment and economy	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?		not Upstream of a Critical Drainage Area, although the site is adjacent to land that is Upstream of a Critical Drainage Area, drainage should be managed to not contribute to this area. There is no record of historic or localised flooding within the site. A small part of the site is affected by surface water flooding in a 1 in 200 year event to a depth of 100mm so mitigation methods can be put in place to control this flood risk. The site has a very low standard percentage runoff leading to very low greenfield runoff rates. It may not be possible to infiltrate all the runoff generated as a result of additional impermeable surfaces (hard standing etc).	Timescale: short term Duration: temporary Significance: significant	there are no alternative suitable sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows: Avoid development in areas at risk of future surface water flooding. Drainage and Surface Water Management Strategy required. Drainage will need to manage the impact on the adjacent land, which is Upstream of and within a Critical Drainage Area.
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	• Site accessible by range of transport • Enable transport linkages • Opportunity for new local services	-/? The site will impact upon the existing highway network and will need to deliver highway and accessibility infrastructure both adjacent to the site and on the wider network. Due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision, although if provision was made on the site	Likelihood: fairly certain Scale: local Timescale: short term Duration: permanent Significance: potentially significant	On-site provision or financial contributions would be required to ensure sufficient community, waste facilities etc.

	barriers to social inclusion? - Does it include provision for extending remote access? - Will it improve access to broadband?		for retail and / or a GP surgery this could reduce the travel trips or divert them from travelling into town. There is insufficient capacity at some of the community facilities, including the library. Off-site contributions would be sought to enhance existing facilities.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent 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?	- Site potential to be accessible by extending transport network - Opportunity to provide new/improved infrastructure	? Due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision, although if provision was made on the site for retail and / or a GP surgery this could reduce the travel trips or divert them from travelling into town. Through contributions there may be scope to divert local bus routes (76/86/59) to serve the site and provide facilities (i.e. bus stops and shelters) within the development to cater for this need and improve off site provision where appropriate.	Likelihood: uncertain Scale: local/town-wide Timescale: medium-long term Duration: temporary Significance: significant	
10) To improve educational attainment	Will it increase the levels of participation in education at all levels?	- Capacity in primary schools - Capacity in secondary schools - New education provision?	-/? There is insufficient capacity in local primary schools. A new 3 form entry primary school would be required to be	Likelihood: fairly certain Scale: local Timescale: short term Duration: permanent	Provision of a new primary school will be required. A review of catchment areas for secondary education

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 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?		provided on-site. Secondary schools locally are full and unlikely to be able to be expanded easily. Pupils coming off the new development to existing schools further east in the town need to be considered and as such school travel arrangements need to be considered. A secondary school site should be reserved (12.2ha) until further details are available to preserve an option for considering relocating and expanding an existing school to serve what is likely to be a significant quantum of development.	Significance: significant	provision will also be required.
11) To develop a diverse and	• Will it promote employment opportunities for the whole community?	• Will it entail the loss of any employment land • Will it incorporate any commercial premises	0/? Development of the site will not entail the loss of any employment land.		

competitive knowledge-based 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?	• It there good broadband access • Proximity to employment?	There is no indication at this stage that the site would incorporate commercial premises. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary Significance: insignificant	
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	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • It there good broadband access • Proximity to employment?	0/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary Significance: insignificant	

	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?	- Will it entail the loss of any employment land? - Will it incorporate any commercial premises - Is there good broadband access - Proximity to employment?	0/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary 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	Anything other than housing proposed that would be attractive to visitors	0 There is no indication at this stage that the site would incorporate anything other than housing that would be attractive to 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	• Harm heritage assets – archaeology • Heritage assets - general	- There are no known archaeological sites within this area. Archaeological artefacts of prehistoric date have been reported, and given the archaeological potential of the wider landscape the likelihood of as yet unrecorded archaeological sites must be regarded as high. The development of this parcel would enclose Worting Conservation Area, Scrapps Hill Farm, and Worting Park from the north and west, so divorcing them from their rural setting and context and causing substantial harm.	Likelihood: uncertain regarding archaeological interest Scale: local-national Timescale: short term Duration: unknown Significance: significant	Potential of mitigation of archaeological concerns following fieldwork. Siting, layout and design of any development would need to take into account archaeological and historic interest

	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	• Contamination • Greenfield site	-/? This is a greenfield site. Historic maps indicate the presence of potentially in-filled chalk pits in the northern part of the site. Scrapp's Hill Farm in the south eastern corner of the site is also listed on GIS as a vehicle repair garage. In addition given the use of the majority of the site for agriculture the presence of contaminants associated with this industry cannot be discounted. The assessment of many of these issues are largely design related so are unable to be assessed at this stage.	Likelihood: certain Scale: local Timescale: within Local Plan period Duration: permanent Significance: significant Likelihood: fairly certain Scale: local Timescale: short to medium term Duration: temporary Significance: potentially significant Likelihood: uncertain impact on resource use Scale: local-global Timescale: short-long term Duration: permanent Significance: unknown	Some remedial measures may be required to ensure that any identified contamination does not pose an unacceptable risk to human health Consider efficiency of resource use in design and layout of the development.

	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?	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	- Development of this site would result in a settlement which is isolated from the rest of Basingstoke and any other larger settlement. It would adjoin an area of parkland around Worting House and therefore be separate from the built form of the hamlet of Worting. Due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision.	Likelihood: uncertain as depends on design / layout of the development. Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant	Impact dependent on siting, layout, scale, character, landscape design and provision of new services.

	• 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?	• Open space provision • Loss of open space or accessible countryside	+ Site offers the opportunity to address open space and play deficiencies in the Winklebury and Rooksdown area. The site is currently in agricultural use and several footpaths run adjacent to the site.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: significant	Ensure on-site provision of open space is sought.

	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 impact on crime and community safety cannot be determined 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 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?	- Health/social care capacity - Open space provision - Noise pollution - Un-neighbourly uses	+/ - There is insufficient capacity at present but there is scope to accommodate growth through expansion of existing facilities or by on-site provision of new facilities such as GP provision. Site offers the opportunity to address open space and play deficiencies in the Winklebury and Rooksdown area. A small area of the site will be exposed to noise from B3400. There is no record of unneighbourly uses which will affect the site.	Likelihood: uncertain Scale: local/borough-wide Timescale: long lead-in time Duration: unknown Significance: significant Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant	Financial contributions and on site provision of GP facilities and open space are likely to be sought. Noise assessments required. Further noise mitigation measures may be required.

Overall impact: The development of this site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. Developing the site is likely to have a positive effect on the social and environmental objectives of the SA in terms of providing a range of sizes and types of housing and, although there are uncertainties at this point in time, there are opportunities to improve open space provision in terms of remedying existing identifying deficiencies in Winklebury and Rooksdown. Development could, however, potentially lead to significant negative impacts in terms of a number of the social and environmental objectives of the SA. In relation to protecting and enhancing distinctive and high quality features of the local built environment development in this location could have a substantial negative impact on the Worting Conservation Area and setting of Worting Park. Development of the site could also have significant negative impacts in terms of the SA objectives which aim to protect and enhance both local biodiversity and the distinctiveness and quality of the local landscape. In relation to the objective of creating and sustaining vibrant settlements and communities development of this site on its own would result in a form of development isolated from the rest of Basingstoke. A number of these negative effects could, however, be reduced or mitigated if development was limited to certain parts of the site. Development of the site would largely have a neutral impact on economic objectives – it does not entail the loss of any employment land, but is within sufficient distance of employment sites to enable commuting and support economic growth in principle. In terms of the accessibility objective, the site scores negatively as it will impact upon the existing highway network and, due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision. However, the scale of development could deliver some moderate wider improvements to the highway network. Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes for example – ensuring that the siting and design of the development has regard to the setting and form of existing development and limits visual intrusion on the wider landscape; mitigates, where possible, any impact on the Worting Conservation Area and the setting of Worting Park; has due regard to the biodiversity value of the area; and enables adequate integration with surrounding areas through improved transport linkages and networks. Adequate infrastructure is required to be provided including sewerage infrastructure provision, provision of a new primary school on site, provision of affordable housing and appropriate green infrastructure and open space/recreational provision. Development must also be of a sustainable design and construction and manage surface water/drainage as part of an overall strategy.					

Appraisal of Site BAS098 Manydown – Parcel 5

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	++/- The site has the potential to increase housing supply by some 1300 new dwellings. A site of this size could provide a range of sizes and types to provide choice and meet a range of needs. At this stage, it is not known whether the site would meet certain housing needs. A number of employment areas are accessible from the site. The sustainability of any new housing will be dependent on other policies/implementation.	Likelihood: high Scale: local Timescale: short-long term Duration: permanent Significance: significant The certainty of any new housing meeting housing needs will be subject to implementation of other policies such as affordable housing, housing mix etc.	Development on the site should be of sustainable design and construction to ensure the housing is sustainable. Affordable housing/housing mix policies required to ensure housing provision meets identified need. The needs of gypsies and travellers needs to be addressed.

	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 Council's housing register shows 5300 households in need of housing in Basingstoke Town. 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	

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?	Within 7 most deprived areas of Borough	0 Development of this site would not have a direct impact on deprivation and inequality.		
3) To reduce and minimise emissions of greenhouse gases and manage	• Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional emissions targets?	• Renewable energy • Accessibility	-/-/++ Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. The isolated nature of the site from key services will result in	Likelihood: certain Scale: global Timescale: long term Duration: permanent Significance: significant	Sustainability/energy efficiency of new housing could be improved through design and technology – include through policy or masterplanning of site.

the impact of climate change	- Does it incorporate and/or promote the use of renewable energy technologies? - Will it mitigate the effects of climate change?		car travel being the main source of travel. The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy.	Likelihood: although the site has the potential to incorporate low carbon energy schemes this is not certain Scale: global Timescale: long term Duration: permanent Significance: significant	Ensure low carbon/renewable energy scheme incorporated within any development.
(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?	Biodiversity	- The majority of the area has been identified as important for rare arable plants and their conservation. The site has not, as yet, been assessed for SINC status but it is considered the central part of it has the potential to meet the criteria for this designation. The site lies immediately adjacent to an ancient woodland SINC.	Likelihood: uncertain Scale: local-county Timescale: short-long term Duration: permanent Significance: significant	Further work to assess the scope for mitigation and compensation for loss of the area of importance for rare arable flora would be required.
(5) To protect and	Will it protect areas of highest landscape	Landscape character, diversity	-/-/0 The capacity for development	Likelihood: fairly certain	Impact dependent on

enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	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?	- Agricultural land - minerals	in the eastern half of this area in relation to landscape impacts is considered to be medium. The western half of the site has a low capacity for development due to its strong rural character. 75% of the site is Grade 3a, 25% is Grade 2. There are no known mineral constraints.	Scale: local-national Timescale: short-long term Duration: permanent Significance: significant Likelihood: fairly certain Scale: local-national Timescale: short-long term Duration: permanent Significance: potentially significant	the design and layout of the development.
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?	- Water quality - Pollution of water source - Adequate water supply - Adequate sewerage infrastructure	-/0/? There would be no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, this is not deemed to be a significant constraint to development. The majority of the site is in Source Protection Zone 2 which would not be a significant issue with regards pollution of water subject to	Likelihood: fairly certain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant Likelihood: fairly certain Scale: local Timescale: immediate Duration: short-long	Need to monitor water quality

			compliance with groundwater protection policy. South East Water's Water Resource Management Plan sets out how water will be provided up to 2020. Upgrades to Basingstoke sewage treatment works will be required. It will be necessary to undertake detailed network modelling. Network growth upgrades have been carried out in Basingstoke in previous years which involve the construction of a new large diameter trunk sewer to serve development sites around the Popley area. This sewer was constructed in such a way to allow for possible future development to the west of Basingstoke and there is the potential that this could serve part of the Manydown site.	term Significance: potentially significant Likelihood: certain Scale: local Timescale: immediate Duration: short-long term Significance: significant Likelihood: uncertain Scale: local Timescale: medium – lead in time required to upgrade infrastructure Duration: short-long term Significance: significant	Should an upgrade of sewage infrastructure be required, it should be noted that up to three years lead in time will be necessary and the expansion of the current works is subject to consent from the Environment Agency.
7) To reduce the risk of flooding and the resulting	- Will it reduce the vulnerability to all types of flooding? - Will it encourage a net reduction in the total number of	- Flooding - permeability of the soil	+/?/+ The site is situated wholly within Flood Zone 1, outside a Critical Drainage Area and is not Upstream of a Critical Drainage Area, although the	Likelihood: uncertain in respect of surface water Scale: local Timescale: short term Duration: temporary	The sequential test should be applied in the first instance and if there are no alternative suitable

detriment to the local community, environment and economy	dwelling 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?		site is adjacent to land that is Upstream of a Critical Drainage Area, drainage should be managed to not contribute to this area. There is no record of historic or localised flooding within the site. A small part of the site is identified as being at risk of future surface water flooding in a 1 in 200 year event to a depth of 100 and 300mm. The site has a very low standard percentage runoff leading to very low greenfield runoff rates. It may not be possible to infiltrate all the runoff generated as a result of additional impermeable surfaces (hard standing etc).	Significance: significant	sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows: Avoid development in areas at risk of future surface water flooding. Drainage and Surface Water Management Strategy required. Drainage will need to manage the impact on the adjacent land, which is Upstream of and within a Critical Drainage Area.
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	- Site accessible by range of transport - Enable transport linkages - Opportunity for new local services	-/? Links to existing pedestrian and cycle routes will be required. The location is fairly isolated and most key services are some distance away in town. Car travel is likely to be the main form of travel. Due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision, although if provision was made on the site for retail and / or a GP surgery this could reduce the travel	Likelihood: fairly certain Scale: local Timescale: short term Duration: permanent Significance: potentially significant	On-site provision or financial contributions would be required to ensure sufficient community, waste facilities etc.

	provision for extending remote access? Will it improve access to broadband?		trips or divert them from travelling into town. There is insufficient capacity at some of the community facilities, including the library. Off-site contributions would be sought to enhance existing facilities.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent 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?	- Site potential to be accessible by extending transport network - Opportunity to provide new/improved infrastructure	? Due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision, although if provision was made on the site for retail and / or a GP surgery this could reduce the travel trips or divert them from travelling into town. The 76/86 bus route that connects Winchester / Andover and Basingstoke travels along Worting Lane which adjoins the northern boundary of the site. The Jazz 6 service can also be accessed from the bus stop on Worting Road, approximately 0.8 km from the north eastern boundary of the site.	Likelihood: uncertain Scale: local/town-wide Timescale: medium-long term Duration: temporary Significance: significant	
10) To improve educational attainment	Will it increase the levels of participation in education at all levels?	- Capacity in primary schools - Capacity in secondary schools - New education provision?	-/? There is insufficient capacity in local primary schools. A new 2 form entry primary school would be required to be	Likelihood: fairly certain Scale: local Timescale: short term Duration: permanent	Provision of a new primary school will be required. A review of catchment areas for secondary education

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 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?		provided on-site. Secondary schools locally are full and unlikely to be able to be expanded easily. Pupils coming off the new development to existing schools further east in the town need to be considered and as such school travel arrangements need to be considered. A secondary school site should be reserved (12.2ha) until further details are available to preserve an option for considering relocating and expanding an existing school to serve what is likely to be a significant quantum of development.	Significance: significant	provision will also be required.
11) To develop a diverse and	• Will it promote employment opportunities for the whole community?	• Will it entail the loss of any employment land • Will it incorporate any commercial premises	0/? Development of the site will not entail the loss of any employment land.		

competitive knowledge-based 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?	• It there good broadband access • Proximity to employment?	There is no indication at this stage that the site would incorporate commercial premises. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary Significance: insignificant	
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	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • It there good broadband access • Proximity to employment?	0/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary Significance: insignificant	

	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?	- Will it entail the loss of any employment land? - Will it incorporate any commercial premises - Is there good broadband access - Proximity to employment?	0/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary 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	Anything other than housing proposed that would be attractive to visitors	0 There is no indication at this stage that the site would incorporate anything other than housing that would be attractive to 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	• Harm heritage assets – archaeology • Heritage assets - general	- Scrapps Hill has an important and complex set of settlements, probably Iron Age and Roman. It might be necessary to preserve elements in order to reduce the scale of archaeological excavation needed. The development of this parcel would enclose Worting Conservation Area, Scrapps Hill Farm, and Worting Park from the south and west, so divorcing them from their rural setting and context and causing substantial harm.	Likelihood: uncertain regarding archaeological interest Scale: local-national Timescale: short term Duration: unknown Significance: significant	Potential of mitigation of archaeological concerns following fieldwork. Siting, layout and design of any development would need to take into account archaeological and historic interest

	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	• Contamination • Greenfield site	-/? This is a greenfield site. Historic maps indicate the presence of a potentially in-filled chalk pit in the northern part of the site. In addition given the use of the majority of the site for agriculture the presence of contaminants associated with this industry cannot be discounted. The assessment of many of these issues are largely design related so are unable to be assessed at this stage.	Likelihood: certain Scale: local Timescale: within Local Plan period Duration: permanent Significance: significant Likelihood: fairly certain Scale: local Timescale: short to medium term Duration: temporary Significance: potentially significant Likelihood: uncertain impact on resource use Scale: local-global Timescale: short-long term Duration: permanent Significance: unknown	Some remedial measures may be required to ensure that any identified contamination does not pose an unacceptable risk to human health Consider efficiency of resource use in design and layout of the development.

	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?	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	- Development of this site would result in a settlement which is isolated from the rest of Basingstoke and any other larger settlement. It would adjoin fields and parkland in the west of Worting and therefore be separate from the built form of the hamlet of Worting. Due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision.	Likelihood: uncertain as depends on design / layout of the development. Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant	Impact dependent on siting, layout, scale, character, landscape design and provision of new services.

	• 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?	• Open space provision • Loss of open space or accessible countryside	+ Site offers the opportunity to address open space and play deficiencies in the Winklebury and Rooksdown area. The site is currently in agricultural use and several footpaths run adjacent to the site.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: significant	Ensure on-site provision of open space is sought.

	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 impact on crime and community safety cannot be determined 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 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?	- Health/social care capacity - Open space provision - Noise pollution - Un-neighbourly uses	?/+/- There is insufficient capacity at present but there is scope to accommodate growth through expansion of existing facilities or by on-site provision of new facilities such as GP provision. Site offers the opportunity to address open space and play deficiencies in the Winklebury and Rooksdown area. Part of the site is affected by the B3400 but also, and more importantly, railway noise. There is no record of unneighbourly uses which will affect the site.	Likelihood: uncertain Scale: local/borough-wide Timescale: long lead-in time Duration: unknown Significance: significant Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant	Financial contributions and on site provision of GP facilities and open space are likely to be sought. Noise assessments required. Further noise mitigation measures may be required.

Overall impact: The development of this site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. Developing the site is likely to have a positive effect on the social and environmental objectives of the SA in terms of providing a range of sizes and types of housing and, although there are uncertainties at this point in time, there are opportunities to improve open space provision in terms of remedying existing identifying deficiencies in Winklebury and Rooksdown. Development could, however, potentially lead to significant negative impacts in terms of a number of the social and environmental objectives of the SA. In relation to protecting and enhancing distinctive and high quality features of the local built environment development in this location could have a substantial negative impact on the Worthing Conservation Area and setting of Worthing Park, although this is lessened if development was restricted to the eastern end . Development of the site could also has significant negative impacts in terms of the SA objectives which aim to protect and enhance both local biodiversity, due to the presence of rare arable plants, and the distinctiveness and quality of the local landscape. In relation to the objective of creating and sustaining vibrant settlements and communities development of this site on its own would result in a form of development isolated from the rest of Basingstoke. A number of these negative effects could be reduced if development was limited to the eastern end of the site. Development of the site would largely have a neutral impact on economic objectives – it does not entail the loss of any employment land, but is within sufficient distance of employment sites to enable commuting and support economic growth in principle. In terms of the accessibility objective, the site scores negatively as it will impact upon the existing highway network and, due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision. However, the scale of development could deliver some moderate wider improvements to the highway network. Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes, for example, ensuring that the siting of any development limits visual intrusion on the wider landscape; mitigates, where possible, any impact on the Worthing Conservation Area and the setting of Worthing Park; has due regard to the biodiversity value of the area; avoids inappropriate areas for development, such as areas of archaeological value and areas affected by noise pollution; and enables adequate integration with surrounding areas through improved transport linkages and networks. Adequate infrastructure is required to be provided including sewerage infrastructure provision, provision of a new primary school on site, provision of affordable housing and appropriate green infrastructure and open space/recreational provision. Development must also be of a sustainable design and construction and manage surface water/drainage as part of an overall strategy.					

Appraisal of Site BAS098 Manydown – Parcel 6

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	++/- The site has the potential to increase housing supply by some 1500 new dwellings. A site of this size could provide a range of sizes and types to provide choice and meet a range of needs. At this stage, it is not known whether the site would meet certain housing needs. A number of employment areas are accessible from the site. The sustainability of any new housing will be dependent on other policies/implementation.	Likelihood: high Scale: local Timescale: short-long term Duration: permanent Significance: significant The certainty of any new housing meeting housing needs will be subject to implementation of other policies such as affordable housing, housing mix etc.	Development on the site should be of sustainable design and construction to ensure the housing is sustainable. Affordable housing/housing mix policies required to ensure housing provision meets identified need. The needs of gypsies and travellers needs to be addressed.

	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 Council's housing register shows 5300 households in need of housing in Basingstoke Town. 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	

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?	Within 7 most deprived areas of Borough	0 Development of this site would not have a direct impact on deprivation and inequality.		
3) To reduce and minimise emissions of greenhouse gases and manage	• Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional emissions targets?	• Renewable energy • Accessibility	-/+/ Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. The site is well served by cycle infrastructure that adjoins the	Likelihood: certain Scale: global Timescale: long term Duration: permanent Significance: significant	Sustainability/energy efficiency of new housing could be improved through design and technology – include through policy or masterplanning of site.

the impact of climate change	- Does it incorporate and/or promote the use of renewable energy technologies? - Will it mitigate the effects of climate change?		site and bus services also run nearby. The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy.	Likelihood: although the site has the potential to incorporate low carbon energy schemes this is not certain Scale: global Timescale: long term Duration: permanent Significance: significant	Ensure low carbon/renewable energy scheme incorporated within any development.
(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?	Biodiversity	- The majority of the area has been identified as important for rare arable plants with an individual field within the area identified as being of national importance for its population of <i>Galeopsis angustifolium</i> (Battledown North). The site has not, as yet, been assessed for SINC status but it is considered it has the potential to meet the criteria for this designation.	Likelihood: uncertain Scale: local-county Timescale: short-long term Duration: permanent Significance: significant	Further work to assess the scope for mitigation and compensation for loss of the area of importance for rare arable flora would be required.
(5) To protect and	Will it protect areas of highest landscape	Landscape character, diversity	-/-/0 The northern half of the site is	Likelihood: fairly certain	Impact dependent on

enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	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?	- Agricultural land - minerals	influenced by existing development along the edge of Basingstoke and the railway line, whilst the southern half of the site has stronger links with the rural character of the wider countryside further south. The site has a slightly higher capacity for development than the wider area in which it sits. 68% of the site is Grade 3a, 32% is Grade 2. There are no known mineral constraints.	Scale: local-national Timescale: short-long term Duration: permanent Significance: significant Likelihood: fairly certain Scale: local-national Timescale: short-long term Duration: permanent Significance: potentially significant	the design and layout of the development.
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?	- Water quality - Pollution of water source - Adequate water supply - Adequate sewerage infrastructure	-/0/- There would be no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, this is not deemed to be a significant constraint to development. The majority of the site is in Source Protection Zone 2 which would not be a significant issue with regards pollution of water subject to	Likelihood: fairly certain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant Likelihood: fairly certain Scale: local Timescale: immediate Duration: short-long	Need to monitor water quality

			compliance with groundwater protection policy. South East Water's Water Resource Management Plan sets out how water will be provided up to 2020. Upgrades to Basingstoke sewage treatment works will be required. It will be necessary to undertake detailed network modelling. Network growth upgrades have been carried out in Basingstoke in previous years which involve the construction of a new large diameter trunk sewer to serve development sites around the Popley area. This sewer was constructed in such a way to allow for possible future development to the west of Basingstoke and there is the potential that this could serve part of the Manydown site. Bearing in mind Popleys location in relation to Manydown it is likely that developments to the north of Manydown would be favoured. Given this, it is considered appropriate to score this site as negative.	term Significance: potentially significant Likelihood: certain Scale: local Timescale: immediate Duration: short-long term Significance: significant Likelihood: uncertain Scale: local Timescale: medium – lead in time required to upgrade infrastructure Duration: short-long term Significance: significant	Should an upgrade of sewage infrastructure be required, it should be noted that up to three years lead in time will be necessary and the expansion of the current works is subject to consent from the Environment Agency.

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?	- Flooding - permeability of the soil	+/?/+ The site is situated wholly within Flood Zone 1, outside a Critical Drainage Area and is not Upstream of a Critical Drainage Area, although the site is adjacent to land that is Upstream of a Critical Drainage Area, drainage should be managed to not contribute to this area. There is a record of localised flooding towards the north eastern boundary of the site. Part of the site is at risk of future surface water flooding in a 1 in 200 year event to a depth of 100 and 300mm. The site has a very low standard percentage runoff leading to very low greenfield runoff rates. It may not be possible to infiltrate all the runoff generated as a result of additional impermeable surfaces (hard standing etc).	Likelihood: uncertain in respect of surface water Scale: local Timescale: short term Duration: temporary Significance: significant	The sequential test should be applied in the first instance and if there are no alternative suitable sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows: Avoid development in areas at risk of future surface water flooding. Drainage and Surface Water Management Strategy required. Drainage will need to manage the impact on the adjacent land, which is Upstream of and within a Critical Drainage Area.
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?	- Site accessible by range of transport - Enable transport linkages - Opportunity for new local services	+/? Links for walk and cycling to existing routes (currently good provision in the vicinity) will be required and some additional bus services would need to be extended to serve the site. Whilst the northern boundary of the site adjoins the railway, development of this scale will	Likelihood: fairly certain Scale: local Timescale: short term Duration: permanent Significance: potentially significant	On-site provision or financial contributions would be required to ensure sufficient community, waste facilities etc.

	• 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?		not be sufficient to deliver a new rail station. Due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision, although if provision was made on the site for retail and / or a GP surgery this could reduce the travel trips or divert them from travelling into town. There is insufficient capacity at some of the community facilities, including the library. Off-site contributions would be sought to enhance existing facilities.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent 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?	• Site potential to be accessible by extending transport network • Opportunity to provide new/improved infrastructure	?/+ Due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision, although if provision was made on the site for retail and / or a GP surgery this could reduce the travel trips or divert them from travelling into town. Links for walk and cycling to existing routes (currently good provision in the vicinity) will be required and some additional bus services would need to be extended to serve the site.	Likelihood: uncertain Scale: local/town-wide Timescale: medium-long term Duration: temporary Significance: significant	

			Whilst the northern boundary of the site adjoins the railway, development of this scale will not be sufficient to deliver a new rail station.		
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?	• Capacity in primary schools • Capacity in secondary schools • New education provision?	-/? There is insufficient capacity in local primary schools. A new 2.5 form entry primary school would be required to be provided on-site. Secondary schools locally are full and unlikely to be able to be expanded easily. Pupils coming off the new development to existing schools further east in the town need to be considered and as such school travel arrangements need to be considered. A secondary school site should be reserved (12.2ha) until further details are available to preserve an option for considering relocating and expanding an existing school to serve what is likely to be a significant quantum of development.	Likelihood: fairly certain Scale: local Timescale: short term Duration: permanent Significance: significant	Provision of a new primary school will be required. A review of catchment areas for secondary education provision will also be required.

	• 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?	• Will it entail the loss of any employment land • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary Significance: insignificant	
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	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium	

	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?		Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary Significance: insignificant	
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?	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary Significance: insignificant	
14) To enhance the	• Will it retain or improve retail facilities in the	• Anything other than housing proposed that would be attractive to	0 There is no indication at this stage that the site would		

attractiveness of the Borough to visitors	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	visitors	incorporate anything other than housing that would be attractive to 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	- Harm heritage assets – archaeology - Heritage assets - general	- Important archaeological Iron Age and Roman site known (partially excavated when adjacent houses built). High archaeological potential. Likelihood to encounter as yet unlocated archaeological remains, the impacts on which will need to be mitigated. Southern boundary is the old Harrow Way route with great local historical resonance. The development of this land will impact upon landmark views of Battledown Flyover, and could be visible over the railway embankment from Worting. Impacts could be partly, or in some cases wholly, mitigated through careful location of development and restraint of roof heights close to the railway. The parcel would remove the northwards rural setting to Battledown Farm.	Likelihood: uncertain regarding archaeological interest Scale: local-national Timescale: short term Duration: unknown Significance: significant	Potential of mitigation of archaeological concerns following fieldwork. Siting, layout and design of any development would need to take into account archaeological and historic interest

	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 • Greenfield site	-/? This is a greenfield site. Historic maps indicate the presence of a potentially in-filled chalk pit in the western part of the site. In addition given the use of the majority of the site for agriculture the presence of contaminants associated with this industry cannot be discounted. The assessment of many of these issues are largely design related so are unable to be assessed at this stage.	Likelihood: certain Scale: local Timescale: within Local Plan period Duration: permanent Significance: significant Likelihood: fairly certain Scale: local Timescale: short to medium term Duration: temporary Significance: potentially significant Likelihood: uncertain impact on resource use Scale: local-global Timescale: short-long term Duration: permanent Significance:	Some remedial measures may be required to ensure that any identified contamination does not pose an unacceptable risk to human health Consider efficiency of resource use in design and layout of the development.

	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?			unknown	
(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?	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	+/? The site lies adjacent to housing off Old Kempshott Lane and Buckskin to the east and therefore is not isolated. This lack of isolation is reinforced by the potential for development to adjoin immediately existing housing off Old Kempshott Lane. Due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision.	Likelihood: uncertain as depends on design / layout of the development. Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant	Impact dependent on siting, layout, scale, character, landscape design and provision of new services.

	• 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	• Open space provision • Loss of open space or accessible countryside	+ Site offers the opportunity to address open space and play deficiencies in the Winklebury and Rooksdown area. The site is currently in agricultural use and several	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: significant	Ensure on-site provision of open space is sought.

e	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?		footpaths run adjacent to the site.		
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 crime and community safety cannot be determined 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 healthcare facilities to meet the needs of older people? • Will it help to develop healthy and 'liveable'?	• Health/social care capacity • Open space provision • Noise pollution • Un-neighbourly uses	?/+/- There is insufficient capacity at present but there is scope to accommodate growth through expansion of existing facilities or by on-site provision of new facilities such as GP provision. Site offers the opportunity to address open space and play deficiencies in the Winklebury and Rooksdown area. A significant part of the site will be affected by railway noise.	Likelihood: uncertain Scale: local/borough-wide Timescale: long lead-in time Duration: unknown Significance: significant Likelihood: uncertain Scale: local	Financial contributions and on site provision of GP facilities and open space are likely to be sought. Noise assessments required. Further noise

	neighbourhoods • Will it improve air quality? • Will it decrease noise pollution near residential areas?		There is some potential for un-neighbourly activity at Battledown Farm.	Timescale: short-long term Duration: permanent Significance: potentially significant	mitigation measures may be required.
Overall impact: The development of this site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. Developing the site is likely to have a positive effect on the social and environmental objectives of the SA in terms of providing a range of sizes and types of housing and, although there are uncertainties at this point in time, there are opportunities to improve open space provision in terms of remedying existing identifying deficiencies in Winklebury and Rooksdown. Development of this site would relate to existing development off Old Kempshott Lane and Buckskin to the east and would not appear isolated. Development would, however, potentially lead to negative impacts in terms of a number of the social and environmental objectives of the SA. Development of the site could have negative impact in relation to protecting and enhancing both local biodiversity and the distinctiveness and quality of the local landscape. In relation to protecting and enhancing distinctive and high quality features of the local built environment development in this location could also have an negative impact upon landmark views of Battledown Flyover, and could be visible over the railway embankment from Worting. However, these impacts could be partly, or in some cases wholly, mitigated through limiting development to the north of Pack Lane. Development of the site would largely have a neutral impact on economic objectives – it does not entail the loss of any employment land, but is within sufficient distance of employment sites to enable commuting and support economic growth in principle. In terms of the accessibility objective, the site scores positively as there is currently good provision of walking and cycling links in the vicinity. However, due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision. Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes for example - ensuring that the siting and design of any development has regard to the setting and form of existing development and limits visual intrusion on the wider landscape; mitigates impacts on heritage assets; has due regard to the biodiversity value of the area; enables adequate integration with surrounding areas through improved transport linkages and networks; and avoids noise sensitive locations. Adequate infrastructure is required to be provided including sewerage infrastructure provision, provision of a new primary school on site, provision of affordable housing and appropriate green infrastructure and open space/recreational provision. Development must also be of a sustainable design and construction and manage surface water/drainage as part of an overall strategy.					

Appraisal of Site BAS098 Manydown – Parcel 7

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	++/- The site has the potential to increase housing supply by some 1400 new dwellings. A site of this size could provide a range of sizes and types to provide choice and meet a range of needs. At this stage, it is not known whether the site would meet certain housing needs. A number of employment areas are accessible from the site. The sustainability of any new housing will be dependent on other policies/implementation.	Likelihood: high Scale: local Timescale: short-long term Duration: permanent Significance: significant The certainty of any new housing meeting housing needs will be subject to implementation of other policies such as affordable housing, housing mix etc.	Development on the site should be of sustainable design and construction to ensure the housing is sustainable. Affordable housing/housing mix policies required to ensure housing provision meets identified need. The needs of gypsies and travellers needs to be addressed.

	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 Council's housing register shows 5300 households in need of housing in Basingstoke Town. 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	

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?	Within 7 most deprived areas of Borough	0 Development of this site would not have a direct impact on deprivation and inequality.		
3) To reduce and minimise emissions of greenhouse gases and manage	• Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional emissions targets?	• Renewable energy • Accessibility	-/+/>++ Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. The site is well served by cycle infrastructure that adjoins the	Likelihood: certain Scale: global Timescale: long term Duration: permanent Significance: significant	Sustainability/energy efficiency of new housing could be improved through design and technology – include through policy or masterplanning of site.

the impact of climate change	- Does it incorporate and/or promote the use of renewable energy technologies? - Will it mitigate the effects of climate change?		site. To the northern boundary of the site is adjoins a shared use / off road cycle route connecting Oakley to Kempshot. The eastern boundary of the site borders the Roman Road that provides a north / south cycle link between Kempshott and Beggarwood. The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy.	Likelihood: although the site has the potential to incorporate low carbon energy schemes this is not certain Scale: global Timescale: long term Duration: permanent Significance: significant	Ensure low carbon/renewable energy scheme incorporated within any development.
(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?	Biodiversity	-- The area is important for rare arable plants with individual fields identified as being of national and county importance. The site has the potential to meet the criteria for SINC designation.	Likelihood: uncertain Scale: local-county Timescale: short-long term Duration: permanent Significance: significant	Further work to assess the scope for mitigation and compensation for loss of the area of importance for rare arable flora would be required.
(5) To protect and	Will it protect areas of highest landscape	Landscape character, diversity	-/-/0 The landscape of this area	Likelihood: fairly certain	Impact dependent on

enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	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?	• Agricultural land • minerals	would have a low capacity for new development. Physical and visual links with Basingstoke are strong and it is exposed to views in and out of from much of the surrounding area. The southern part of this area is more elevated and consequently visual impacts in this area would be greater. The area is an important rural setting for the urban fringe, providing separation between Basingstoke and Oakley. 89% of the site is Grade 3a, 11% is Grade 2. There are no known mineral constraints.	Scale: local-national Timescale: short-long term Duration: permanent Significance: significant Likelihood: fairly certain Scale: local-national Timescale: short-long term Duration: permanent Significance: potentially significant	the design and layout of the development.
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?	• Water quality • Pollution of water source • Adequate water supply • Adequate sewerage infrastructure	-/0/- There would be no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, this is not deemed to be a significant constraint to development. The majority of the site is in Source Protection Zone 2	Likelihood: fairly certain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant Likelihood: fairly certain	Need to monitor water quality

			which would not be a significant issue with regards pollution of water subject to compliance with groundwater protection policy. South East Water's Water Resource Management Plan sets out how water will be provided up to 2020. Upgrades to Basingstoke sewage treatment works will be required. It will be necessary to undertake detailed network modelling. Network growth upgrades have been carried out in Basingstoke in previous years which involve the construction of a new large diameter trunk sewer to serve development sites around the Popley area. This sewer was constructed in such a way to allow for possible future development to the west of Basingstoke and there is the potential that this could serve part of the Manydown site. Bearing in mind Popleys location in relation to Manydown it is likely that developments to the north of Manydown would be	Scale: local Timescale: immediate Duration: short-long term Significance: potentially significant Likelihood: certain Scale: local Timescale: immediate Duration: short-long term Significance: significant Likelihood: uncertain Scale: local Timescale: medium – lead in time required to upgrade infrastructure Duration: short-long term Significance: significant	Should an upgrade of sewage infrastructure be required, it should be noted that up to three years lead in time will be necessary and the expansion of the current works is subject to consent from the Environment Agency.

			favoured. Given this, it is considered appropriate to score this site as negative.		
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?	- Flooding - permeability of the soil	+/?/+ The site is situated wholly within Flood Zone 1, outside a Critical Drainage Area and is not Upstream of a Critical Drainage Area, although the site is adjacent to land that is Upstream of a Critical Drainage Area, drainage should be managed to not contribute to this area. There is no record of localised or historic flooding within the site. Part of the site is affected by surface water flooding in a 1 in 200 year event to a depth of 100 and 300mm so mitigation methods can be put in place to control this flood risk. The site has a very low standard percentage runoff leading to very low greenfield runoff rates. It may not be possible to infiltrate all the runoff generated as a result of additional impermeable surfaces (hard standing etc).	Likelihood: uncertain in respect of surface water Scale: local Timescale: short term Duration: temporary Significance: significant	The sequential test should be applied in the first instance and if there are no alternative suitable sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows: Avoid development in areas at risk of future surface water flooding. Drainage and Surface Water Management Strategy required. Drainage will need to manage the impact on the adjacent land, which is Upstream of and within a Critical Drainage Area.
8) To improve sustainable accessibility to all services and	- Will it improve access to community facilities and services, particularly within rural areas? - Will it improve the	- Site accessible by range of transport - Enable transport linkages - Opportunity for new local services	-/+/? The site does not adjoin part of the highway network and access would be required to serve the site from either Pack Lane (via site 6), Fuzzy Lane, or a link road to the A30 which	Likelihood: fairly certain Scale: local Timescale: short term Duration: permanent Significance: potentially significant	On-site provision or financial contributions would be required to ensure sufficient community, waste facilities etc.

facilities	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?		will require the acquisition / development of land outside of the site boundary. The residential area adjoining the site's eastern boundary provides good access for pedestrians and cyclists. Due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision, although if provision was made on the site for retail and / or a GP surgery this could reduce the travel trips or divert them from travelling into town. There is insufficient capacity at some of the community facilities, including the library. Off-site contributions would be sought to enhance existing facilities.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent 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	• Site potential to be accessible by extending transport network • Opportunity to provide new/improved infrastructure	?/+ Due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision, although if provision was made on the site for retail and / or a GP surgery this could reduce the travel trips or divert them from travelling into town.	Likelihood: uncertain Scale: local/town-wide Timescale: medium-long term Duration: temporary Significance: significant	

	transport?		The residential area adjoining the sites eastern boundary provides good access for pedestrians and cyclists.		
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	• Capacity in primary schools • Capacity in secondary schools • New education provision?	-/? There is insufficient capacity in local primary schools. A new 2 form entry primary school would be required to be provided on-site. Secondary schools locally are full and unlikely to be able to be expanded easily. Pupils coming off the new development to existing schools further east in the town need to be considered and as such school travel arrangements need to be considered. A secondary school site should be reserved (12.2ha) until further details are available to preserve an option for considering relocating and expanding an existing school to serve what is likely to be a significant quantum of development.	Likelihood: fairly certain Scale: local Timescale: short term Duration: permanent Significance: significant	Provision of a new primary school will be required. A review of catchment areas for secondary education provision will also be required.

	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?	- Will it entail the loss of any employment land - Will it incorporate any commercial premises - Is there good broadband access - Proximity to employment?	0/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary Significance: insignificant	
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	- Will it entail the loss of any employment land? - Will it incorporate any commercial premises - Is there good broadband access - Proximity to employment?	0/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term	

	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?		Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary Significance: insignificant	
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?	- Will it entail the loss of any employment land? - Will it incorporate any commercial premises - Is there good broadband access - Proximity to employment?	0/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary Significance: insignificant	
14) To enhance the attractiveness	Will it retain or improve retail facilities in the	Anything other than housing proposed that would be attractive to visitors	0 There is no indication at this stage that the site would incorporate anything other than		

ess of the Borough to visitors	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		housing that would be attractive to 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	• Harm heritage assets – archaeology • Heritage assets - general	-/? This area has an extensive scheduled monument (Battledown), which is protected and of national importance. It dominates the northern part of this area. It includes a Bronze Age barrow cemetery, an Iron Age banjo enclosure and a Roman site. The area is also noted for prehistoric worked flints. This parcel is the least significant in built heritage terms of all the Manydown parcels. The parcel would remove the south and eastwards rural setting to Battledown Farm, which if found to be of significance, could change the impact rating to 'some impact'. Long distance views to Breach Farm are unlikely to be affected due to existing woodland locations and topography, but consideration should nevertheless be given to layout	Likelihood: uncertain regarding archaeological interest Scale: local-national Timescale: short term Duration: unknown Significance: significant	Potential of mitigation of archaeological concerns following fieldwork. If consideration is given to the excavation of the sites the advice opinion and consent of English Heritage will need to be sought. Siting, layout and design of any development would need to take into account archaeological and historic interest

	or degradation to designated areas (Conservation Areas, Historic Parks and Gardens)? • Will it protect the Borough's historic and cultural heritage?		and roof heights to avoid intrusion over tree tops or other current screening.		
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 • Greenfield site	-/? This is a greenfield site. Historic maps indicate the presence of a potentially in-filled chalk pit in the south-western part of the site. In addition given the use of the majority of the site for agriculture the presence of contaminants associated with this industry cannot be discounted. The assessment of many of these issues is largely design related so are unable to be assessed at this stage.	Likelihood: certain Scale: local Timescale: within Local Plan period Duration: permanent Significance: significant Likelihood: fairly certain Scale: local Timescale: short to medium term Duration: temporary Significance: potentially significant Likelihood: uncertain impact on resource use Scale: local-global Timescale: short-long term Duration: permanent Significance:	Some remedial measures may be required to ensure that any identified contamination does not pose an unacceptable risk to human health Consider efficiency of resource use in design and layout of the development.

	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?			unknown	
(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?	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	+/? The site lies adjacent to housing at Kempshott to the east and therefore is not isolated. The Roman Road lies between the existing housing in Kempshott and any new development on this site to the west. However, any proposal to protect the line of the Roman Road, for example by incorporating it into a landscaped buffer strip, would not isolate Parcel 7. Due to the scale and location	Likelihood: uncertain as depends on design / layout of the development. Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant	Impact dependent on siting, layout, scale, character, landscape design and provision of new services.

	• 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?		of development, neighbouring areas are unlikely to benefit from being linked to additional service provision.		
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	• Open space provision • Loss of open space or accessible countryside	+ Site offers the opportunity to address open space and play deficiencies in the Winklebury and Rooksdown area. The site is currently in agricultural use and several	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: significant	Ensure on-site provision of open space is sought.

e	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?		footpaths run adjacent to the site.		
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 crime and community safety cannot be determined 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 healthcare facilities to meet the needs of older people? • Will it help to develop healthy and 'liveable'?	• Health/social care capacity • Open space provision • Noise pollution • Un-neighbourly uses	+/+/? There is insufficient capacity at present but there is scope to accommodate growth through expansion of existing facilities or by on-site provision of new facilities such as GP provision. Site offers the opportunity to address open space and play deficiencies in the Winklebury and Rooksdown area. A small part of the site could potentially be affected by noise	Likelihood: uncertain Scale: local/borough-wide Timescale: long lead-in time Duration: unknown Significance: significant Likelihood: uncertain Scale: local	Financial contributions and on site provision of GP facilities and open space are likely to be sought. Noise assessments required. Further noise

	neighbourhoods • Will it improve air quality? • Will it decrease noise pollution near residential areas?		from Battledown Farm. There is some potential for un-neighbourly activity at Battledown Farm.	Timescale: short-long term Duration: permanent Significance: potentially significant	mitigation measures may be required.
Overall impact: The development of this site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. Developing the site is likely to have a positive effect on the social and environmental objectives of the SA in terms of providing a range of sizes and types of housing and, although there are uncertainties at this point in time, there are opportunities to improve open space provision in terms of remedying existing identifying deficiencies in Winklebury and Rooksdown. Development of this site would relate to existing development at Kempshott to the east and would therefore not appear isolated. Development would, however, lead to significant negative impacts in terms of a number of the social and environmental objectives of the SA. Development would have strongly negative impacts in relation to protecting and enhancing both local biodiversity and the distinctiveness and quality of the local landscape and these impacts could not be wholly mitigated. In relation to protecting and enhancing distinctive and high quality features of the local built environment, the northern part of the site is an extensive scheduled monument (Battledown), and is therefore protected as a site of national importance. Development of the site would largely have a neutral impact on economic objectives – it does not entail the loss of any employment land, but is within sufficient distance of employment sites to enable commuting and support economic growth in principle. In terms of the accessibility objective, the site scores negatively as it does not adjoin part of the highway network and access would be required to serve the site from land outside the site boundary. The residential area adjoining the site's eastern boundary does, however, provide good access for pedestrians and cyclists. Due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision. Current uncertainties and potentially negative impacts would need to be addressed, where possible, through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes for example - ensuring that the siting and design of any development limits visual intrusion on the wider landscape; mitigates any impacts on Battledown SAM; has due regard to the biodiversity value of the area; enables adequate integration with surrounding areas through improved transport linkages and networks; and avoids noise sensitive locations. Adequate infrastructure is required to be provided including general improvements assisting sustainable modes of transport, sewerage infrastructure provision, provision of a new primary school on site, provision of affordable housing and appropriate green infrastructure and open space/recreational provision. Development must also be of a sustainable design and construction and manage surface water/drainage as part of an overall strategy.					

Sites around Worting Village

Appraisal of Site BAS099 Scrapps Hill Farm

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	++/- The site has the potential to increase housing supply. A site of this size could provide a range of sizes and types to provide choice and meet a range of needs. At this stage, it is not known whether the site would meet certain housing needs. A number of employment areas are accessible from the site. The sustainability of any new housing will be dependent on other policies/implementation.	Likelihood: high Scale: local Timescale: short-long term Duration: permanent Significance: significant The certainty of any new housing meeting housing needs will be subject to implementation of other policies such as affordable housing, housing mix etc.	Development on the site should be of sustainable design and construction to ensure the housing is sustainable. Affordable housing/housing mix policies required to ensure housing provision meets identified need. The needs of gypsies and travellers needs to

	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 Council's housing register shows 5300 households in need of housing in Basingstoke Town. 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	be addressed.

	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?	Within 7 most deprived areas of Borough	0 Development of this site would not have a direct impact on deprivation and inequality.		
3) To reduce and minimise emissions of greenhouse gases	• Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional	• Renewable energy • Accessibility	-/-/++ Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation.	Likelihood: certain Scale: global Timescale: long term Duration: permanent Significance: significant	Sustainability/energy efficiency of new housing could be improved through design and technology – include through policy or

and manage the impact of climate change	emissions targets? - Does it incorporate and/or promote the use of renewable energy technologies? - Will it mitigate the effects of climate change?		The isolated nature of the site from key services will result in car travel being the main source of travel. The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy.	Likelihood: although the site has the potential to incorporate low carbon energy schemes this is not certain Scale: global Timescale: long term Duration: permanent Significance: significant	masterplanning of site. Ensure low carbon/renewable energy scheme incorporated within any development.
(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?	Biodiversity	? Subject to a layout that respects boundary and internal hedgerows and tree belts, including sufficient landscape buffers, it is anticipated that impacts on biodiversity can be mitigated using routine approaches for protected species and, where they can't be mitigated, compensated for through developer contributions to biodiversity enhancements.	Likelihood: uncertain Scale: local-county Timescale: short-long term Duration: permanent 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? • Will it retain the Borough's best and most versatile agricultural land?	• Landscape character, diversity • Agricultural land • minerals	-/-/0 Development could not readily be accommodated on this site without having an adverse impact on the rural and agricultural landscape character within the site as well as to the north and west. In addition it would have an adverse impact on the setting to Worting by introducing urbanising development at its edge. The site is wholly classified as Grade 3a. There are no known mineral constraints.	Likelihood: fairly certain Scale: local-national Timescale: short-long term Duration: permanent Significance: significant Likelihood: fairly certain Scale: local-national Timescale: short-long term Duration: permanent Significance: potentially significant	Impact dependent on the design and layout of the development.
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?	• Water quality • Pollution of water source • Adequate water supply • Adequate sewerage infrastructure	-/0/? There would be no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, this is not deemed to be a significant constraint to development. The the site is in Source Protection Zone 2 which would not be a significant issue with	Likelihood: fairly certain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant Likelihood: fairly certain Scale: local	Need to monitor water quality

			regards pollution of water subject to compliance with groundwater protection policy. South East Water's Water Resource Management Plan sets out how water will be provided up to 2020. Upgrades to Basingstoke sewage treatment works will be required. It will be necessary to undertake detailed network modelling. Network growth upgrades have been carried out in Basingstoke in previous years which involve the construction of a new large diameter trunk sewer to serve development sites around the Popley area. This sewer was constructed in such a way to allow for possible future development to the west of Basingstoke and there is the potential that this could serve part of the Manydown site.	Timescale: immediate Duration: short-long term Significance: potentially significant Likelihood: certain Scale: local Timescale: immediate Duration: short-long term Significance: significant Likelihood: uncertain Scale: local Timescale: medium – lead in time required to upgrade infrastructure Duration: short-long term Significance: significant	Should an upgrade of sewage infrastructure be required, it should be noted that up to three years lead in time will be necessary and the expansion of the current works is subject to consent from the Environment Agency.
7) To reduce the risk of flooding and the	- Will it reduce the vulnerability to all types of flooding? - Will it encourage a net reduction in the	- Flooding - permeability of the soil	+/?/+ The site is situated wholly within Flood Zone 1, outside of a Critical Drainage Area and is not upstream of a Critical	Likelihood: uncertain in respect of surface water Scale: local Timescale: short term	The sequential test should be applied in the first instance and if there are no

resulting detriment to the local community, environment and economy	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?		Drainage Area although the site is adjacent to land that is upstream of a Critical Drainage Area, drainage should be managed to not contribute to this area. There are no records of flooding within the site. However, a small part of the site is affected by surface water flooding in a 1 in 200 year event at a depth of 100mm so mitigation methods can be put in place to control this flood risk. The site has a very low standard percentage runoff leading to very low greenfield runoff rates. It may not be possible to infiltrate all the runoff generated as a result of additional impermeable surfaces (hard standing etc).	Duration: temporary Significance: significant	alternative suitable sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows: Avoid development in areas at risk of future surface water flooding. Drainage and Surface Water Management Strategy required. Drainage will need to manage the impact on the adjacent land, which is Upstream of and within a Critical Drainage Area.
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?	- Site accessible by range of transport - Enable transport linkages - Opportunity for new local services	-/? The site will impact upon on the existing highway network and will need to deliver highway and accessibility infrastructure both adjacent to the site and on the wider network. Due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision, although if provision was made on the site for retail and / or a GP surgery	Likelihood: fairly certain Scale: local Timescale: short term Duration: permanent Significance: potentially significant	On-site provision or financial contributions would be required to ensure sufficient community, waste facilities etc.

	- Does it include provision for extending remote access? - Will it improve access to broadband?		this could reduce the travel trips or divert them from travelling into town. There is insufficient capacity at some of the community facilities, including the library. Off-site contributions would be sought to enhance existing facilities.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent 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?	- Site potential to be accessible by extending transport network - Opportunity to provide new/improved infrastructure	? Due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision, although if provision was made on the site for retail and / or a GP surgery this could reduce the travel trips or divert them from travelling into town. Through contributions there may be scope to improve bus service frequency along local routes that would serve the site which could benefit residents and workers of existing areas.	Likelihood: uncertain Scale: local/town-wide Timescale: medium-long term Duration: temporary Significance: significant	
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	- Capacity in primary schools - Capacity in secondary schools - New education provision?	? If considered in isolation then the pupil yield will be low. It will impact on the catchment area school, Chiltern Primary, as the projected four year old numbers exceed the available school places.	Likelihood: fairly certain Scale: local Timescale: short term Duration: permanent Significance: significant	A review of catchment areas for primary and secondary education provision will be required.

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?		For secondary schools, the catchment area will need to be reviewed and school travel arrangements need to be considered.		
11) To develop a diverse and competitive knowledge-based	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-	• Will it entail the loss of any employment land • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would	Likelihood: uncertain in respect of	

economy	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?		incorporate commercial premises. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary Significance: insignificant	
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?	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary Significance: insignificant	

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?	- Will it entail the loss of any employment land? - Will it incorporate any commercial premises - Is there good broadband access - Proximity to employment?	0/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary 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	Anything other than housing proposed that would be attractive to visitors	0 There is no indication at this stage that the site would incorporate anything other than housing that would be attractive to visitors.		
15) To protect and	Will it promote and maintain an	Harm heritage assets – archaeology	?/- There are no archaeological	Likelihood: uncertain regarding	Potential of mitigation of archaeological

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?	• Heritage assets - general	sites currently recorded. However in view of the range of important archaeological sites in the immediate vicinity, and the complex Iron age and Roman site immediately adjacent south of the railway, and the associated early prehistoric field work that was located during development, the site has a high archaeological potential. There are likely to be archaeological remains which are as yet unlocated. Development within the site would fundamentally change its character as a historic farmstead. Existing modern elements of the site however provide some opportunities for replacement. Development within the site would have a relatively constrained outward impact due to its partial enclosure by trees, and its position east of the ridge that lies to the west of the site, but would nevertheless present a notable change of outward character which could only partly be screened.	archaeological interest Scale: local-national Timescale: short term Duration: unknown Significance: significant	concerns following fieldwork. Siting, layout and design of any development would need to take into account archaeological and historic interest
16) To	• Will it use water	• Contamination	-/?		

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	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	• Greenfield site	This is a greenfield site. Scrapp's Hill Farm bordering the South of the site is listed on GIS as a vehicle repair garage. In addition given the use of the majority of the site for agriculture the presence of contaminants associated with this industry cannot be discounted. The assessment of many of these issues are largely design related so are unable to be assessed at this stage.	Likelihood: certain Scale: local Timescale: within Local Plan period Duration: permanent Significance: significant Likelihood: fairly certain Scale: local Timescale: short to medium term Duration: temporary Significance: potentially significant Likelihood: uncertain impact on resource use Scale: local-global Timescale: short-long term Duration: permanent Significance: unknown	Some remedial measures may be required to ensure that any identified contamination does not pose an unacceptable risk to human health Consider efficiency of resource use in design and layout of the development.

	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	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	- Development of this site would result in a settlement which is isolated from the rest of Basingstoke and any other larger settlement. It would adjoin an area of parkland around Worting House and therefore be separate from the built form of the hamlet of Worting. Due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision.	Likelihood: uncertain as depends on design / layout of the development. Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant	Impact dependent on siting, layout, scale, character, landscape design and provision of new services.

	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	• Open space provision • Loss of open space or accessible countryside	? All open space and play provision excluding playing fields will need to be provided on site because of the lack of existing provision suitable for enhancement in the locality The site is currently in agricultural use but is not directly adjoined by any footpaths.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: significant	Ensure on-site provision of open space is sought.

	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 impact on crime and community safety cannot be determined 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 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?	- Health/social care capacity - Open space provision - Noise pollution - Un-neighbourly uses	0 +/- There is insufficient capacity at present but there is scope to accommodate growth through expansion of existing facilities or by on-site provision of new facilities such as GP provision. Site offers the opportunity to address open space and play deficiencies in the Winklebury and Rooksdown area. A small area of the site will be exposed to noise from B3400. There is no record of unneighbourly uses which will affect the site.	Likelihood: uncertain Scale: local/borough-wide Timescale: long lead-in time Duration: unknown Significance: significant Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant	Financial contributions and on site provision of GP facilities and open space are likely to be sought. Noise assessments required. Further noise mitigation measures may be required.
Overall impact: The development of this site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of					

brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. Developing the site is likely to have a positive effect on the social and environmental objectives of the SA in terms of providing a range of sizes and types of housing. Development could, however, potentially lead to negative impacts in terms of a number of the social and environmental objectives of the SA. In relation to protecting and enhancing distinctive and high quality features of the local built environment, development in this location could have a negative impact on the character of this historic farmstead and, on its own, would result in a form of development isolated from the rest of Basingstoke rather than contributing towards the creation of sustainable settlements. Development of the site would also have a potentially negative impact on the objective of protecting and enhancing the distinctiveness and quality of the local landscape as development could not readily be accommodated without having an adverse impact on the site's rural and agricultural landscape character

Development of the site would largely have a neutral impact on economic objectives – it does not entail the loss of any employment land, but is within sufficient distance of employment sites to enable commuting and support economic growth in principle. In terms of improving accessibility to services, if developed in isolation, the site would have relatively poor connectivity to existing settlements, which is likely to result in cars being the main source of travel. It will impact upon the existing highway network and will need to deliver highway and accessibility infrastructure both adjacent to the site and potentially further afield. Current uncertainties on potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes for example - ensuring that the siting and design of the development limits visual intrusion on the wider landscape; mitigates, where possible, any impact on the historic farmstead and the setting of Worting Park, and enables adequate integration with surrounding areas through improved transport linkages and networks. Adequate infrastructure is required to be provided including provision of affordable housing and appropriate green infrastructure and open space/recreational provision. Development must also be of a sustainable design and construction and manage surface water/drainage as part of an overall strategy.

Appraisal of Site BAS105 Worting Farm

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	++/- The site has the potential to increase housing supply. A site of this size could provide a range of sizes and types to provide choice and meet a range of needs. At this stage, it is not known whether the site would meet certain housing needs. A number of employment areas are accessible from the site. The sustainability of any new housing will be dependent on other policies/implementation. The Council's housing register	Likelihood: high Scale: local Timescale: short-long term Duration: permanent Significance: significant The certainty of any new housing meeting housing needs will be subject to implementation of other policies such as affordable housing, housing mix etc.	Development on the site should be of sustainable design and construction to ensure the housing is sustainable. Affordable housing/housing mix policies required to ensure housing provision meets identified need. The needs of gypsies and travellers needs to be addressed.

	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?		shows 5300 households in need of housing in Basingstoke Town. 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	

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?	Within 7 most deprived areas of Borough	0 Development of this site would not have a direct impact on deprivation and inequality.		
3) To reduce and minimise emissions of greenhouse gases and manage	• Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional emissions targets?	• Renewable energy • Accessibility	-/-/++ Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. The site's proximity to existing public transport routes and	Likelihood: certain Scale: global Timescale: long term Duration: permanent Significance: significant	Sustainability/energy efficiency of new housing could be improved through design and technology – include through policy or masterplanning of site.

the impact of climate change	- Does it incorporate and/or promote the use of renewable energy technologies? - Will it mitigate the effects of climate change?		cycle routes provides the opportunity to further develop these networks to serve the site. However, private car journeys are likely to increase. The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy.	Likelihood: although the site has the potential to incorporate low carbon energy schemes this is not certain Scale: global Timescale: long term Duration: permanent Significance: significant	Ensure low carbon/renewable energy scheme incorporated within any development.
(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?	Biodiversity	0 The site is relatively unconstrained by biodiversity considerations. However, it will be important to ensure that sufficient buffers are allowed and a compatible relationship achieved between development and boundary vegetation.	Likelihood: uncertain Scale: local-county Timescale: short-long term Duration: permanent Significance: significant	Buffers to boundary vegetation will be required.
(5) To protect and	Will it protect areas of highest landscape	Landscape character, diversity	?/-/0 The landscape in this location	Likelihood: fairly certain	Impact dependent on

enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	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?	• Agricultural land • minerals	has capacity for some degree of development, however consideration would have to be given to access, as well as a sensitive relationship to the countryside, and an acceptable gap being maintained between the settlements of Basingstoke and Worting. 80% of the site is grade 2. There is no data available for 20% of the area. There are no known mineral constraints.	Scale: local-national Timescale: short-long term Duration: permanent Significance: significant Likelihood: fairly certain Scale: local-national Timescale: short-long term Duration: permanent Significance: potentially significant	the design and layout of the development.
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?	• Water quality • Pollution of water source • Adequate water supply • Adequate sewerage infrastructure	-/0/? There would be no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, this is not deemed to be a significant constraint to development. The site is in Source Protection Zone 2 which would not be a significant issue with regards pollution of water subject to compliance with groundwater	Likelihood: fairly certain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant Likelihood: fairly certain Scale: local Timescale: immediate Duration: short-long	Need to monitor water quality

			protection policy. South East Water's Water Resource Management Plan sets out how water will be provided up to 2020. Upgrades to Basingstoke sewage treatment works will be required. It will be necessary to undertake detailed network modelling. Network growth upgrades have been carried out in Basingstoke in previous years which involve the construction of a new large diameter trunk sewer to serve development sites around the Popley area. This sewer was constructed in such a way to allow for possible future development to the west of Basingstoke and there is the potential that this could serve part of the Manydown site.	term Significance: potentially significant Likelihood: certain Scale: local Timescale: immediate Duration: short-long term Significance: significant Likelihood: uncertain Scale: local Timescale: medium – lead in time required to upgrade infrastructure Duration: short-long term Significance: significant	Should an upgrade of sewage infrastructure be required, it should be noted that up to three years lead in time will be necessary and the expansion of the current works is subject to consent from the Environment Agency.
7) To reduce the risk of flooding and the resulting detriment	- Will it reduce the vulnerability to all types of flooding? - Will it encourage a net reduction in the total number of dwellings built in	- Flooding - permeability of the soil	+/?/+ The site is situated wholly within Flood Zone 1, outside of a Critical Drainage Area and is not Upstream of a Critical Drainage Area although the site is adjacent to land that is	Likelihood: uncertain in respect of surface water Scale: local Timescale: short term Duration: temporary Significance:	The sequential test should be applied in the first instance and if there are no alternative suitable sites, the sequential

to the local community, environment and economy	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?		Upstream of a Critical Drainage Area, drainage should be managed to not contribute to this area. There is a record of localised flooding towards the central eastern boundary of the site, although this is relatively minor. The site has not been identified as being at risk of surface water flooding. The site has a very low standard percentage runoff leading to very low greenfield runoff rates. It may not be possible to infiltrate all the runoff generated as a result of additional impermeable surfaces (hard standing etc).	significant	approach should be applied and the risks should be addressed through adequate mitigation as follows: Avoid development in areas at risk of future surface water flooding. Drainage and Surface Water Management Strategy required. Drainage will need to manage the impact on the adjacent land, which is Upstream of and within a Critical Drainage Area.
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	• Site accessible by range of transport • Enable transport linkages • Opportunity for new local services	-/? The site will impact upon on the existing highway network and will need to deliver highway and accessibility infrastructure both adjacent to the site and on the wider network. Due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision, although if provision was made on the site for retail and / or a GP surgery this could reduce the travel trips or divert them from	Likelihood: fairly certain Scale: local Timescale: short term Duration: permanent Significance: potentially significant	On-site provision or financial contributions would be required to ensure sufficient community, waste facilities etc.

	extending remote access? Will it improve access to broadband?		travelling into town. There is insufficient capacity at some of the community facilities, including the library. Off-site contributions would be sought to enhance existing facilities.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent 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?	- Site potential to be accessible by extending transport network - Opportunity to provide new/improved infrastructure	? Due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision, although if provision was made on the site for retail and / or a GP surgery this could reduce the travel trips or divert them from travelling into town. There may be scope to provide additional facilities (i.e. bus shelters) along Worthing Road to improve off site provision for existing and future residents. In light of the scale of development and the surrounding road network the provision of off site bus priority lanes is highly unlikely. Contributions to wider network infrastructure improvements would benefit a wider audience	Likelihood: uncertain Scale: local/town-wide Timescale: medium-long term Duration: temporary Significance: significant	
10) To improve educationa	Will it increase the levels of participation in	- Capacity in primary schools - Capacity in secondary	? If considered in isolation then the pupil yield will be low. It will	Likelihood: fairly certain Scale: local	Provision of a new primary school will be required. A review of

l attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	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?	schools • New education provision?	impact on the catchment area school, Chiltern Primary, as the projected four year old numbers exceed the available school places. For secondary schools, the catchment area will need to be reviewed and school travel arrangements need to be considered.	Timescale: short term Duration: permanent Significance: significant	catchment areas for secondary education provision will also be required.
11) To develop a	• Will it promote employment	• Will it entail the loss of any employment land	0/+/? Development of the site will not		

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?	• Will it incorporate any commercial premises • It there good broadband access • Proximity to employment?	entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by cycling, bus and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary Significance: insignificant	
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	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • It there good broadband access • Proximity to employment?	0/+/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by cycling, bus and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary	

	meet the needs of existing businesses and attract inward investment?		2015.	Significance: insignificant	
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?	- Will it entail the loss of any employment land? - Will it incorporate any commercial premises - Is there good broadband access - Proximity to employment?	0/+/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by cycling, bus and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary 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	Anything other than housing proposed that would be attractive to visitors	0 There is no indication at this stage that the site would incorporate anything other than housing that would be attractive to visitors.		

	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	• Harm heritage assets – archaeology • Heritage assets - general	- There are no archaeological sites currently recorded. However in view of the range of important archaeological sites in the immediate vicinity, and the complex Iron age and Roman site immediately adjacent south of the railway, and the associated early prehistoric field work that was located during development, the site has a high archaeological potential. There are likely to be archaeological remains which are as yet unlocated. There are views outwards from Worting Park towards the open fields which characterise this site, and as such its development would cause some divorce of Worting Park from its rural context. There are important views of clear space and sky which are vital to the definition of Worting from suburban Basingstoke.	Likelihood: uncertain regarding archaeological interest Scale: local-national Timescale: short term Duration: unknown Significance: significant	Potential of mitigation of archaeological concerns following fieldwork. Siting, layout and design of any development would need to take into account archaeological and historic interest

	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?	• Contamination • Greenfield site	-/? This is a greenfield site. No historical or factual evidence to indicate the presence of contamination; however given the use of the site for agriculture the presence of contaminants associated with this industry cannot be discounted. The assessment of many of these issues are largely design related so are unable to be assessed at this stage.	Likelihood: certain Scale: local Timescale: within Local Plan period Duration: permanent Significance: significant Likelihood: fairly certain Scale: local Timescale: short to medium term Duration: temporary Significance: potentially significant Likelihood: uncertain impact on resource use Scale: local-global Timescale: short-long term Duration: permanent Significance: unknown	Further investigation is required to understand whether remediation is needed in respect of the previous agricultural use. Consider efficiency of resource use in design and layout of the development.

	• 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	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	? The site lies adjacent to housing at Worting to the north and therefore is not isolated. However, development of the whole site could lead to a degree of coalescence between Basingstoke to the east and Worting. Due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision.	Likelihood: uncertain as depends on design / layout of the development. Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant	Impact dependent on siting, layout, scale, character, landscape design and provision of new services.

	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	• Open space provision • Loss of open space or accessible countryside	+ Open Space and play provision will need to be made on site to meet the needs of the new residents. However, in addition, this provision has the potential to provide for residents in Buckskin if access across the railway line is improved. The site is currently in agricultural use and several	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: significant	Ensure on-site provision of open space is sought.

	recreational needs of all in the community? • Will it encourage participation in leisure and cultural events?		footpaths run adjacent to the site.		
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 crime and community safety cannot be determined 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 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	• Health/social care capacity • Open space provision • Noise pollution • Un-neighbourly uses	?/+/- There is insufficient capacity at present but there is scope to accommodate growth through expansion of existing facilities or by on-site provision of new facilities such as GP provision. Site offers the opportunity to address open space and play deficiencies in the Winklebury and Rooksdown area. The site is affected by the B3400 and railway noise. There is no record of unneighbourly uses which will affect the site.	Likelihood: uncertain Scale: local/borough-wide Timescale: long lead-in time Duration: unknown Significance: significant Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant	Financial contributions and on site provision of GP facilities and open space are likely to be sought. Noise assessments required. Further noise mitigation measures may be required.

	noise pollution near residential areas?				
Overall impact: The development of this site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. Developing the site is likely to have a positive effect on the social and environmental objectives of the SA in terms of providing a range of sizes and types of housing and, although there are uncertainties at this point in time, there are opportunities to improve open space provision in terms of remedying existing deficiencies in Winklebury and Rooksdown. In relation to protecting and enhancing distinctive and high quality features of the local built environment, however, development in this location could have a strongly negative impact on heritage assets as it would divorce Worting Park from its rural context and would impact on important clear views on exiting the town, which provide definition between the settlements of Worting and Basingstoke. It could also potentially lead to the coalescence between Basingstoke and Worting village, although this could be avoided through limiting the extent of the developable area and through an appropriate layout. Development of the site would have a neutral impact in terms of the SA objectives which aim to protect and enhance local biodiversity and landscape character. Development of the site would largely have a neutral impact on economic objectives – it does not entail the loss of any employment land, but is within sufficient distance of employment sites to enable commuting and support economic growth in principle. In terms of improving accessibility to services the site could potentially have a positive impact as it adjoins the settlement boundary of Basingstoke town and is served by suitable alternative methods of transport. Current uncertainties on potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes for example - ensuring that any impact on the Worting Conservation Area and the setting of Worting Park is mitigated; avoids inappropriate areas for development such as noise sensitive locations and enables adequate integration with surrounding areas through improved transport linkages and networks. Adequate infrastructure is required to be provided including provision of affordable housing and appropriate green infrastructure and open space/recreational provision. Development must also be of a sustainable design and construction and manage surface water/drainage as part of an overall strategy.					

Appraisal of Site BAS106 Roman Way

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	++/- The site has the potential to increase housing supply. A site of this size could provide a range of sizes and types to provide choice and meet a range of needs. At this stage, it is not known whether the site would meet certain housing needs. A number of employment areas are accessible from the site. The sustainability of any new housing will be dependent on other policies/implementation. The Council's housing register	Likelihood: high Scale: local Timescale: short-long term Duration: permanent Significance: significant The certainty of any new housing meeting housing needs will be subject to implementation of other policies such as affordable housing, housing mix etc.	Development on the site should be of sustainable design and construction to ensure the housing is sustainable. Affordable housing/housing mix policies required to ensure housing provision meets identified need. The needs of gypsies and travellers needs to be addressed.

	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?		shows 5300 households in need of housing in Basingstoke Town. 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	

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?	Within 7 most deprived areas of Borough	0 Development of this site would not have a direct impact on deprivation and inequality.		
3) To reduce and minimise emissions of greenhouse gases and manage	• Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional emissions targets?	• Renewable energy • Accessibility	-/-/++ Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. The site's proximity to existing public transport routes and	Likelihood: certain Scale: global Timescale: long term Duration: permanent Significance: significant	Sustainability/energy efficiency of new housing could be improved through design and technology – include through policy or masterplanning of site.

the impact of climate change	- Does it incorporate and/or promote the use of renewable energy technologies? - Will it mitigate the effects of climate change?		cycle routes provides the opportunity to further develop these networks to serve the site. However, private car journeys are likely to increase. The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy.	Likelihood: although the site has the potential to incorporate low carbon energy schemes this is not certain Scale: global Timescale: long term Duration: permanent Significance: significant	Ensure low carbon/renewable energy scheme incorporated within any development.
(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?	Biodiversity	-- The majority of the site is a designated SINC and development on the remainder could adversely affect the viability of maintaining the SINC.	Likelihood: uncertain Scale: local-county Timescale: short-long term Duration: permanent Significance: significant	
(5) To protect and	Will it protect areas of highest landscape	Landscape character, diversity	?/-/0 This site forms part of the rural	Likelihood: fairly certain	Impact dependent on

enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	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?	• Agricultural land • minerals	setting to Worting Conservation Area. Whilst overall the site is considered to have a medium/low landscape capacity, there are opportunities for well considered development to the north, as Roman Way and development on the opposite side of the road starts to detract from the countryside character further west. 58% of the site is grade 3a. 42% is grade 2. There are no known mineral constraints.	Scale: local-national Timescale: short-long term Duration: permanent Significance: significant Likelihood: fairly certain Scale: local-national Timescale: short-long term Duration: permanent Significance: potentially significant	the design and layout of the development.
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?	• Water quality • Pollution of water source • Adequate water supply • Adequate sewerage infrastructure	-/0/? There would be no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, this is not deemed to be a significant constraint to development. The site is in Source Protection Zone 2 which would not be a significant issue with regards pollution of water subject to	Likelihood: fairly certain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant Likelihood: fairly certain Scale: local Timescale: immediate	Need to monitor water quality

			compliance with groundwater protection policy. South East Water's Water Resource Management Plan sets out how water will be provided up to 2020. Upgrades to Basingstoke sewage treatment works will be required. It will be necessary to undertake detailed network modelling. Network growth upgrades have been carried out in Basingstoke in previous years which involve the construction of a new large diameter trunk sewer to serve development sites around the Popley area. This sewer was constructed in such a way to allow for possible future development to the west of Basingstoke and there is the potential that this could serve part of the Manydown site.	Duration: short-long term Significance: potentially significant Likelihood: certain Scale: local Timescale: immediate Duration: short-long term Significance: significant Likelihood: uncertain Scale: local Timescale: medium – lead in time required to upgrade infrastructure Duration: short-long term Significance: significant	Should an upgrade of sewage infrastructure be required, it should be noted that up to three years lead in time will be necessary and the expansion of the current works is subject to consent from the Environment Agency.
7) To reduce the risk of flooding and the resulting	- Will it reduce the vulnerability to all types of flooding? - Will it encourage a net reduction in the total number of	- Flooding - permeability of the soil	+/?/+ The site is wholly within Flood Zone 1, and partly located within a critical drainage area, this drainage should be controlled to not increase flood	Likelihood: uncertain in respect of surface water Scale: local Timescale: short term Duration: temporary	The sequential test should be applied in the first instance and if there are no alternative suitable

detriment to the local community, environment and economy	dwelling 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?		risk downstream. There is a record of flooding within the southern part of the site, adjacent to the B3400. There is no identified risk of surface water flooding through a 1 in 200 year event. The site has a very low standard percentage runoff leading to very low greenfield runoff rates. It may not be possible to infiltrate all the runoff generated as a result of additional impermeable surfaces (hard standing etc).	Significance: significant	sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows: Avoid development in areas at risk of future surface water flooding. Drainage and Surface Water Management Strategy required. Drainage will need to manage the impact on the adjacent land, which is Upstream of and within a Critical Drainage Area.
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	- Site accessible by range of transport - Enable transport linkages - Opportunity for new local services	? The scale of development that could be provided on the site is unlikely to have a significant impact upon the highway network and therefore minor mitigation measures are likely to be required to make the development acceptable. Due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision, although if provision was made on the site for retail and / or a GP surgery	Likelihood: fairly certain Scale: local Timescale: short term Duration: permanent Significance: potentially significant	On-site provision or financial contributions would be required to ensure sufficient community, waste facilities etc.

	provision for extending remote access? Will it improve access to broadband?		this could reduce the travel trips or divert them from travelling into town. There is insufficient capacity at some of the community facilities, including the library. Off-site contributions would be sought to enhance existing facilities.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent 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?	- Site potential to be accessible by extending transport network - Opportunity to provide new/improved infrastructure	? Due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision, although if provision was made on the site for retail and / or a GP surgery this could reduce the travel trips or divert them from travelling into town. There may be scope to provide additional facilities (i.e. bus shelters) along the Roman Road and Worting Road to improve off site provision for existing and future residents. In light of the scale of development and the surrounding road network the provision of off site bus priority lanes is highly unlikely. Contributions to wider network infrastructure improvements would benefit a wider audience.	Likelihood: uncertain Scale: local/town-wide Timescale: medium-long term Duration: temporary 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	• Capacity in primary schools • Capacity in secondary schools • New education provision?	? If considered in isolation then the pupil yield will be low. It will impact on the catchment area school, Chiltern Primary, as the projected four year old numbers exceed the available school places. For secondary schools, the catchment area will need to be reviewed and school travel arrangements need to be considered.	Likelihood: fairly certain Scale: local Timescale: short term Duration: permanent Significance: significant	Provision of a new primary school will be required. A review of catchment areas for secondary education provision will also be required.

	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?	- Will it entail the loss of any employment land - Will it incorporate any commercial premises - Is there good broadband access - Proximity to employment?	0/+/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by cycling, bus and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary Significance: insignificant	
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 entail the loss of any employment land? - Will it incorporate any commercial premises - Is there good broadband access - Proximity to employment?	0/+/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by cycling, bus and car.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant	

	Will it maintain or provide a sufficient supply of employment land to meet the needs of existing businesses and attract inward investment?		Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	Likelihood: uncertain Scale: local Timescale: medium Duration: temporary Significance: insignificant	
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?	- Will it entail the loss of any employment land? - Will it incorporate any commercial premises - Is there good broadband access - Proximity to employment?	0/+/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by cycling, bus and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary 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	Anything other than housing proposed that would be attractive to visitors	0 There is no indication at this stage that the site would incorporate anything other than housing that would be attractive to visitors.		

	inward 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	- Harm heritage assets – archaeology - Heritage assets - general	- A double ditched enclosure cropmark which has been investigated and shown to be of Iron Age date, suggests a substantial archaeological site (an Iron age settlement or farm) at this location. The site is within Worting Conservation Area. Church Lane is vulnerable to the impacts of highway improvements if its use as a vehicular access were to be intensified. Whilst still harmful, small scale development within this plot could be partly mitigated if it amounts to individual one-off high quality houses in large verdant grounds towards the northern half of the site – as per existing development on Church Lane.	Likelihood: uncertain regarding archaeological interest Scale: local-national Timescale: short term Duration: unknown Significance: significant	Potential of mitigation of archaeological concerns following fieldwork. Siting, layout and design of any development would need to take into account archaeological and historic interest

	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?	• Contamination • Greenfield site	-/? This is a greenfield site. No historical or factual evidence to indicate the presence of contamination; however given the use of the site for agriculture the presence of contaminants associated with this industry cannot be discounted. The assessment of many of these issues are largely design related so are unable to be assessed at this stage.	Likelihood: certain Scale: local Timescale: within Local Plan period Duration: permanent Significance: significant Likelihood: fairly certain Scale: local Timescale: short to medium term Duration: temporary Significance: potentially significant Likelihood: uncertain impact on resource use Scale: local-global Timescale: short-long term Duration: permanent Significance: unknown	Further investigation is required to understand whether remediation is needed in respect of the previous agricultural use. Consider efficiency of resource use in design and layout of the development.

	• 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?	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	? The site lies adjacent to housing at Worting to the west and to housing at Basingstoke to the east and therefore is not isolated. Development of the whole site would lead to coalescence between Basingstoke and Worting. However, coalescence could be mitigated through siting. Due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision.	Likelihood: uncertain as depends on design / layout of the development. Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant	Impact dependent on siting, layout, scale, character, landscape design and provision of new services.

	• 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?	• Open space provision • Loss of open space or accessible countryside	+ Open Space and play provision will need to be made on site to meet the needs of the new residents. In addition, such provision has the potential to address deficiencies in the south of Winklebury including Wykham Drive.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: significant	Ensure on-site provision of open space is sought.

	• 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 site is currently in agricultural use and several footpaths run adjacent to the site.		
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 crime and community safety cannot be determined 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 healthcare facilities to meet the needs of older people? • Will it help to develop healthy and 'liveable' neighbourhoods • Will it improve air	• Health/social care capacity • Open space provision • Noise pollution • Un-neighbourly uses	?/+/- There is insufficient capacity at present but there is scope to accommodate growth through expansion of existing facilities or by on-site provision of new facilities such as GP provision. Site offers the opportunity to address open space and play deficiencies in the Winklebury and Rooksdown area. A very small part of the site would be affected by traffic noise from B3400.	Likelihood: uncertain Scale: local/borough-wide Timescale: long lead-in time Duration: unknown Significance: significant Likelihood: uncertain Scale: local Timescale: short-long term	Financial contributions and on site provision of GP facilities and open space are likely to be sought. Noise assessments required. Further noise mitigation measures may be required.

	quality? Will it decrease noise pollution near residential areas?		There is no record of unneighbourly uses which will affect the site.	Duration: permanent Significance: potentially significant	
Overall impact: The development of this site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. Developing the site is likely to have a positive effect on the social and environmental objectives of the SA in terms of providing a range of sizes and types of housing and, although there are uncertainties at this point in time, there are opportunities to improve open space provision in terms of remedying existing identifying deficiencies in Winklebury and Rooksdown. Development could, however, potentially lead to significant negative impacts in terms of a number of the social and environmental objectives of the SA. In relation to protecting and enhancing distinctive and high quality features of the local built environment, development in this location could have a strongly negative impact due to its location within Worting Conservation Area and the impact that development would have on this rural setting. Development of the whole site could also potentially lead to the coalescence between Basingstoke and Worting. Development of the site would have a strongly negative impact in terms of the SA objectives which aim to protect and enhance local biodiversity, flora and fauna, as the majority of the site is a designated SINC. Development of the site would largely have a neutral impact on economic objectives – it does not entail the loss of any employment land, but is within sufficient distance of employment sites to enable commuting and support economic growth in principle. In terms of improving access to services, the site scored positively as it adjoins the settlement boundary of Basingstoke town and is served by suitable alternative methods of transport. Current uncertainties on potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes for example - ensuring that the siting and design of any development limits visual intrusion on the wider landscape, mitigates, where possible, any impact on the Worting Conservation Area; has due regard to biodiversity implications, given that the majority of the site is a SINC and development on the remainder could adversely affect the viability of maintaining the SINC; and enables adequate integration with surrounding areas through improved transport linkages and networks. Adequate infrastructure is required to be provided including provision of affordable housing and appropriate green infrastructure and open space/recreational provision. Development must also be of a sustainable design and construction and manage surface water/drainage as part of an overall strategy.					

Appraisal of Site BAS115 Roman Way

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	++/- The site has the potential to increase housing supply. A site of this size could provide a range of sizes and types to provide choice and meet a range of needs. At this stage, it is not known whether the site would meet certain housing needs. A number of employment areas are accessible from the site. The sustainability of any new housing will be dependent on other policies/implementation. The Council's housing register	Likelihood: high Scale: local Timescale: short-long term Duration: permanent Significance: significant The certainty of any new housing meeting housing needs will be subject to implementation of other policies such as affordable housing, housing mix etc.	Development on the site should be of sustainable design and construction to ensure the housing is sustainable. Affordable housing/housing mix policies required to ensure housing provision meets identified need. The needs of gypsies and travellers needs to be addressed.

	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?		shows 5300 households in need of housing in Basingstoke Town. 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	

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?	Within 7 most deprived areas of Borough	0 Development of this site would not have a direct impact on deprivation and inequality.		
3) To reduce and minimise emissions of greenhouse gases and manage	• Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional emissions targets?	• Renewable energy • Accessibility	-/-/++ Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. The isolated nature of the site from key services will result in	Likelihood: certain Scale: global Timescale: long term Duration: permanent Significance: significant	Sustainability/energy efficiency of new housing could be improved through design and technology – include through policy or masterplanning of site.

the impact of climate change	- Does it incorporate and/or promote the use of renewable energy technologies? - Will it mitigate the effects of climate change?		car travel being the main source of travel. The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy.	Likelihood: although the site has the potential to incorporate low carbon energy schemes this is not certain Scale: global Timescale: long term Duration: permanent Significance: significant	Ensure low carbon/renewable energy scheme incorporated within any development.
(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?	Biodiversity	0 The site is relatively unconstrained by biodiversity considerations. However, it will be important to ensure that sufficient buffers are allowed and a compatible relationship achieved between development and boundary trees / vegetation.	Likelihood: uncertain Scale: local-county Timescale: short-long term Duration: permanent Significance: significant	
(5) To protect and	Will it protect areas of highest landscape	Landscape character, diversity	--/-/0 Development on this site would	Likelihood: fairly certain	Impact dependent on

enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	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?	• Agricultural land • minerals	have adverse impacts on the historic character of Worting House and its grounds. It would also have negative impacts on the Conservation Area of Worting by urbanising what is a sensitive open part of the designated area. As such, the site has a low capacity for any new development. 59% of the site is classified as Grade 2 and 41% of the site is classified as Grade 1. There are no known mineral constraints.	Scale: local-national Timescale: short-long term Duration: permanent Significance: significant Likelihood: fairly certain Scale: local-national Timescale: short-long term Duration: permanent Significance: potentially significant	the design and layout of the development.
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?	• Water quality • Pollution of water source • Adequate water supply • Adequate sewerage infrastructure	-/0/? There would be no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, this is not deemed to be a significant constraint to development. The site is in Source Protection Zone 2 which would not be a significant issue with regards pollution of water subject to compliance with groundwater	Likelihood: fairly certain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant Likelihood: fairly certain Scale: local Timescale: immediate Duration: short-long	Need to monitor water quality

			protection policy. South East Water's Water Resource Management Plan sets out how water will be provided up to 2020. Upgrades to Basingstoke sewage treatment works will be required. It will be necessary to undertake detailed network modelling. Network growth upgrades have been carried out in Basingstoke in previous years which involve the construction of a new large diameter trunk sewer to serve development sites around the Popley area. This sewer was constructed in such a way to allow for possible future development to the west of Basingstoke and there is the potential that this could serve part of the Manydown site.	term Significance: potentially significant Likelihood: certain Scale: local Timescale: immediate Duration: short-long term Significance: significant Likelihood: uncertain Scale: local Timescale: medium – lead in time required to upgrade infrastructure Duration: short-long term Significance: significant	Should an upgrade of sewage infrastructure be required, it should be noted that up to three years lead in time will be necessary and the expansion of the current works is subject to consent from the Environment Agency.
7) To reduce the risk of flooding and the resulting detriment	- Will it reduce the vulnerability to all types of flooding? - Will it encourage a net reduction in the total number of dwellings built in	- Flooding - permeability of the soil	+/?/+ The site is situated wholly within Flood Zone 1, outside of a Critical Drainage Area and is not Upstream of a Critical Drainage Area although the site is adjacent to land that is	Likelihood: uncertain in respect of surface water Scale: local Timescale: short term Duration: temporary Significance:	The sequential test should be applied in the first instance and if there are no alternative suitable sites, the sequential

to the local community, environment and economy	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?		Upstream of a Critical Drainage Area, drainage should be managed to not contribute to this area. Mitigation methods can be put in place to control this flood risk. There is a record of localised flooding towards the central eastern boundary of the site, although this is relatively minor. The site has not been identified as being at risk of surface water flooding. The site has a very low standard percentage runoff leading to very low greenfield runoff rates. It may not be possible to infiltrate all the runoff generated as a result of additional impermeable surfaces (hard standing etc).	significant	approach should be applied and the risks should be addressed through adequate mitigation as follows: Avoid development in areas at risk of future surface water flooding. Drainage and Surface Water Management Strategy required. Drainage will need to manage the impact on the adjacent land, which is Upstream of and within a Critical Drainage Area.
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	• Site accessible by range of transport • Enable transport linkages • Opportunity for new local services	0/? The site will impact upon on the existing highway network and will need to deliver highway and accessibility infrastructure both adjacent to the site and on the wider network. Due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision, although if provision was made on the site for retail and / or a GP surgery this could reduce the travel	Likelihood: fairly certain Scale: local Timescale: short term Duration: permanent Significance: potentially significant	On-site provision or financial contributions would be required to ensure sufficient community, waste facilities etc.

	provision for extending remote access? Will it improve access to broadband?		trips or divert them from travelling into town. There is insufficient capacity at some of the community facilities, including the library. Off-site contributions would be sought to enhance existing facilities.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent 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?	- Site potential to be accessible by extending transport network - Opportunity to provide new/improved infrastructure	? Due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision, although if provision was made on the site for retail and / or a GP surgery this could reduce the travel trips or divert them from travelling into town. The scale of development is unlikely to result in significant new infrastructure, although there may be scope to divert bus routes travelling along Worting Road to serve the site and provide facilities (i.e. bus shelters) within the development to cater for this need, and also improve off site provision where appropriate. Contributions to wider network improvements would benefit a wider audience.	Likelihood: uncertain Scale: local/town-wide Timescale: medium-long term Duration: temporary Significance: significant	
10) To improve	Will it increase the levels of	Capacity in primary schools	? If considered in isolation then	Likelihood: fairly certain	A review of catchment areas for primary and

educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	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?	• Capacity in secondary schools • New education provision?	the pupil yield will be low. It will impact on the catchment area school, Chiltern Primary, as the projected four year old numbers exceed the available school places. For secondary schools, the catchment area will need to be reviewed and school travel arrangements need to be considered.	Scale: local Timescale: short term Duration: permanent Significance: significant	secondary education provision will be required.
11) To	• Will it promote	• Will it entail the loss of any	0/?		

develop a diverse and competitive knowledge-based economy	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?	employment land • Will it incorporate any commercial premises • It there good broadband access • Proximity to employment?	Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary Significance: insignificant	
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	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • It there good broadband access • Proximity to employment?	0/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium	

	employment land to meet the needs of existing businesses and attract inward investment?			Duration: temporary Significance: insignificant	
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?	- Will it entail the loss of any employment land? - Will it incorporate any commercial premises - Is there good broadband access - Proximity to employment?	0/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary 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?	Anything other than housing proposed that would be attractive to visitors	0 There is no indication at this stage that the site would incorporate anything other than housing that would be attractive to 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)?	- Harm heritage assets – archaeology - Heritage assets - general	?- There is a double ditched enclosure cropmark which has been investigated on adjacent land and is likely to extend into this site. It is shown to be of Iron Age date which suggests a substantial archaeological site (an Iron age settlement or farm) at this location. The site is within Worting Conservation Area. Worting Park should be generally considered to be precluded of new development, other than where it might replace existing negative features, or consist of appropriate open space. The park is generally well screened by a thick belt of trees on its western, northern and eastern sides, but occasional permeability exists which would mean that development outside would nevertheless need to be careful of proximity, scale and layout.	Likelihood: uncertain regarding archaeological interest Scale: local-national Timescale: short term Duration: unknown Significance: significant	Potential of mitigation of archaeological concerns following fieldwork. Siting, layout and design of any development would need to take into account archaeological and historic interest

	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	- Contamination - Greenfield site	-/? This is a greenfield site. Aerial photo shows part of the site was used for vehicle repairs and a bodyshop. In addition given the use of a large part of the site for agriculture the presence of contaminants associated with these industries cannot be discounted. The assessment of many of these issues are largely design related so are unable to be assessed at this stage.	Likelihood: certain Scale: local Timescale: within Local Plan period Duration: permanent Significance: significant Likelihood: fairly certain Scale: local Timescale: short to medium term Duration: temporary Significance: potentially significant Likelihood: uncertain impact on resource use Scale: local-global Timescale: short-long term Duration: permanent Significance: unknown	Some remedial measures may be required to ensure that any identified contamination does not pose an unacceptable risk to human health Consider efficiency of resource use in design and layout of the development.

	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	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	- Development would not lead to coalescence between Basingstoke and Worting. The site lies adjacent to part of the built up area at Worting and therefore is not wholly isolated. However, the substantial development of this site would lead it to have the character of an isolated settlement as it would not be compatible with the scattered nature of the buildings in Worting and would be isolated from Basingstoke. Due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision.	Likelihood: uncertain as depends on design / layout of the development. Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant	Impact dependent on siting, layout, scale, character, landscape design and provision of new services.

	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	• Open space provision • Loss of open space or accessible countryside	? All open space and play provision needs to be made on site as there is not suitable existing provision within accepted catchment areas which could be enhanced through an off site contribution. The site is currently in agricultural use and is adjacent to existing footpaths.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: significant	Ensure on-site provision of open space is sought.

	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 impact on crime and community safety cannot be determined 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 healthcare facilities to meet the needs of older people? • Will it help to develop healthy and 'liveable' neighbourhoods • Will it improve air quality?	• Health/social care capacity • Open space provision • Noise pollution • Un-neighbourly uses	?/- There is insufficient capacity at present but there is scope to accommodate growth through expansion of existing facilities or by on-site provision of new facilities such as GP provision. Part of the site will be exposed to traffic noise. There is no record of unneighbourly uses which will affect the site.	Likelihood: uncertain Scale: local/borough-wide Timescale: long lead-in time Duration: unknown Significance: significant Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance:	Financial contributions and on site provision of GP facilities and open space are likely to be sought. Consideration of site layout, building orientation and design to mitigate noise impact.

	Will it decrease noise pollution near residential areas?			potentially significant	
Overall impact: The development of this site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. Developing the site is likely to have a positive effect on the social and environmental objectives of the SA in terms of providing a range of sizes and types of housing. Development could, however, potentially lead to significant negative impacts in terms of a number of the social and environmental objectives of the SA. In relation to protecting and enhancing distinctive and high quality features of the local built environment, development in this location could have a strongly negative impact on the historic character of Worting Park and the Worting Conservation Area. If developed on its own, it would also result in a form of development isolated from the rest of Basingstoke. Development in this location would also potentially have a strongly negative effect on the objective which aims to conserve and enhance landscape character, urbanising what is a sensitive open part of a designated area. Development of the site would largely have a neutral impact on economic objectives – it does not entail the loss of any employment land, but is within sufficient distance of employment sites to enable commuting and support economic growth in principle. In terms of the accessibility objective, the site scores neutrally. If developed in isolation, it would have relatively poor connectivity to existing settlements but is The site could be connected to existing transport networks, although the connectivity between the site and the established community (specifically by walking and cycling) is limited. Current uncertainties on potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes for example – mitigating impacts on the Worting Conservation Area and the character of Worting Park; avoiding the creation of an isolated development; and enabling adequate integration with surrounding areas through improved transport linkages and networks. Adequate infrastructure is required to be provided including provision of affordable housing and appropriate green infrastructure and open space/recreational provision. Development must also be of a sustainable design and construction and manage surface water/drainage as part of an overall strategy.					

Appraisal of Site BAS116 Land at Worting

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	++/- The site has the potential to increase housing supply. A site of this size could provide a range of sizes and types to provide choice and meet a range of needs. At this stage, it is not known whether the site would meet certain housing needs. A number of employment areas are accessible from the site. The sustainability of any new housing will be dependent on other policies/implementation. The Council's housing register	Likelihood: high Scale: local Timescale: short-long term Duration: permanent Significance: significant The certainty of any new housing meeting housing needs will be subject to implementation of other policies such as affordable housing, housing mix etc.	Development on the site should be of sustainable design and construction to ensure the housing is sustainable. Affordable housing/housing mix policies required to ensure housing provision meets identified need. The needs of gypsies and travellers needs to be addressed.

	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		shows 5300 households in need of housing in Basingstoke Town. 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	

	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?	Within 7 most deprived areas of Borough	0 Development of this site would not have a direct impact on deprivation and inequality.		
3) To reduce and minimise emissions	• Will it reduce and/or minimise greenhouse gas	• Renewable energy • Accessibility	-/-/++ Development of the site is likely to increase emissions of greenhouse gases as a result	Likelihood: certain Scale: global Timescale: long term	Sustainability/energy efficiency of new housing could be improved through

of greenhouse gases and manage the impact of climate change	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?		of the impacts of construction and occupation. The site's proximity to existing public transport routes and cycle routes provides the opportunity to further develop these networks to serve the site. However, private car journeys are likely to increase. The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy.	Duration: permanent Significance: significant Likelihood: although the site has the potential to incorporate low carbon energy schemes this is not certain Scale: global Timescale: long term Duration: permanent Significance: significant	design and technology – include through policy or masterplanning of site. Ensure low carbon/renewable energy scheme incorporated within any development.
(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	• Biodiversity	? Whilst relatively unconstrained by biodiversity considerations itself, the proximity of the site to the SINC within BAS106 means that there is significant potential for indirect impacts. However, it is considered that these could be substantially avoided by isolating the two sites with a sufficient landscape / habitat buffer.	Likelihood: uncertain Scale: local-county Timescale: short-long term Duration: permanent Significance: significant	

	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?	• Landscape character, diversity • Agricultural land • minerals	0/-/0 This site has the ability to accommodate new development without adversely affecting the landscape character in the local area. This is due to the influence of Roman Way, adjacent housing and the lack of significant landscape features on the site. 95% of the site is grade 3a. 5% is classified as 'other'. There are no known mineral constraints.	Likelihood: fairly certain Scale: local-national Timescale: short-long term Duration: permanent Significance: significant Likelihood: fairly certain Scale: local-national Timescale: short-long term Duration: permanent Significance: potentially significant	Impact dependent on the design and layout of the development.
(6) To maintain and improve the quality	• Will it maintain or improve the water quality of controlled waters including rivers, streams,	• Water quality • Pollution of water source • Adequate water supply • Adequate sewerage infrastructure	-/0/? There would be no overall deterioration in the Water Framework Directive band status. Whilst there may be	Likelihood: fairly certain Scale: local Timescale: short-long	Need to monitor water quality

of water resources in the Borough	ditches, ponds, lakes and groundwater?		some overall deterioration in quality, this is not deemed to be a significant constraint to development. The site is in Source Protection Zone 2 which would not be a significant issue with regards pollution of water subject to compliance with groundwater protection policy. South East Water's Water Resource Management Plan sets out how water will be provided up to 2020. Upgrades to Basingstoke sewage treatment works will be required. It will be necessary to undertake detailed network modelling. Network growth upgrades have been carried out in Basingstoke in previous years which involve the construction of a new large diameter trunk sewer to serve development sites around the Popley area. This sewer was constructed in such a way to allow for	term Duration: permanent Significance: potentially significant Likelihood: fairly certain Scale: local Timescale: immediate Duration: short-long term Significance: potentially significant Likelihood: certain Scale: local Timescale: immediate Duration: short-long term Significance: significant Likelihood: uncertain Scale: local Timescale: medium – lead in time required to upgrade infrastructure Duration: short-long term Significance: significant	Should an upgrade of sewage infrastructure be required, it should be noted that up to three years lead in time will be necessary and the expansion of the current works is subject to consent from the Environment Agency.

			possible future development to the west of Basingstoke and there is the potential that this could serve part of the Manydown 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? - 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?	- Flooding - permeability of the soil	+ The site is wholly within Flood Zone 1, and is located within a critical drainage area. There is a record of flooding within the southern part of the site, adjacent to the B3400. There is no identified risk of surface water flooding through a 1 in 200 year event. The site has a very low standard percentage runoff leading to very low greenfield runoff rates. It may not be possible to infiltrate all the runoff generated as a result of additional impermeable surfaces (hard standing etc).	Likelihood: uncertain in respect of surface water Scale: local Timescale: short term Duration: temporary Significance: significant	The sequential test should be applied in the first instance and if there are no alternative suitable sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows: Avoid development in areas at risk of future surface water flooding. Drainage and Surface Water Management Strategy required. Drainage will need to manage the impact on the adjacent land, which is Upstream of and within a Critical Drainage Area.
8) To improve	Will it improve access to	Site accessible by range of transport	? The scale of development that	Likelihood: fairly certain	On-site provision or

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?	• Enable transport linkages • Opportunity for new local services	could be provided on the site is unlikely to have a significant impact upon the highway network and therefore minor mitigation measures are likely to be required. Due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision, although if provision was made on the site for retail and / or a GP surgery this could reduce the travel trips or divert them from travelling into town. There is insufficient capacity at some of the community facilities, including the library. Off-site contributions would be sought to enhance existing facilities.	Scale: local Timescale: short term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant	financial contributions would be required to ensure sufficient community, waste facilities etc.
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	• Site potential to be accessible by extending transport network • Opportunity to provide new/improved infrastructure	? Due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision, although if provision was made on the site for retail and / or a GP surgery this could reduce the travel trips or divert them from travelling into town.	Likelihood: uncertain Scale: local/town-wide Timescale: medium-long term Duration: temporary Significance: significant	

	transport?		There may be scope to provide additional facilities (i.e. bus shelters) along the Roman Road to improve off site provision for existing and future residents. In light of the scale of development and the surrounding road network the provision of off site bus priority lanes is highly unlikely. Contributions to wider network infrastructure improvements would benefit a wider audience.		
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	• Capacity in primary schools • Capacity in secondary schools • New education provision?	? If considered in isolation then the pupil yield will be low. It will impact on the catchment area school, Chiltern Primary, as the projected four year old numbers exceed the available school places. For secondary schools, the catchment area will need to be reviewed and school travel arrangements need to be considered.	Likelihood: fairly certain Scale: local Timescale: short term Duration: permanent Significance: significant	Provision of a new primary school will be required. A review of catchment areas for secondary education provision will also be required.

	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	• Will it entail the loss of any employment land • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/+/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by cycling, bus and car. Currently poor broadband	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain	

	supply of employment land to meet the needs of existing businesses and attract inward investment?		coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	Scale: local Timescale: medium Duration: temporary Significance: insignificant	
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?	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/+/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by cycling, bus and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary Significance: insignificant	
13) To maintain and enhance sustainable economic	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access	0/+/? Development of the site will not entail the loss of any employment land. There is no indication at this	Likelihood: uncertain	

growth	the principles of sustainable development?	Proximity to employment?	stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by cycling, bus and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary 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	Anything other than housing proposed that would be attractive to visitors	0 There is no indication at this stage that the site would incorporate anything other than housing that would be attractive to visitors.		
15) To protect and enhance distinctive and high quality	Will it promote and maintain an attractive and diverse townscape, and protect areas of highest townscape	- Harm heritage assets – archaeology - Heritage assets - general	-/? There are no archaeological sites currently recorded. However in view of the range of important archaeological sites in the immediate vicinity	Likelihood: uncertain regarding archaeological interest Scale: local-national Timescale: short term Duration: unknown	Potential of mitigation of archaeological concerns following fieldwork. Siting, layout and

features of the local built environment	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 site has a high archaeological potential. The site is outside but adjoins the Worting Conservation Area. The bend in Roman Way, and the tree screen that runs E-W across the mid-point of site BAS106 largely screens this site from directly impacting on the setting of the Conservation Area. Development of the site would nevertheless potentially cause some setting impact, but careful siting, scale and screening should be capable of largely if not wholly mitigating this.	Significance: significant	design of any development would need to take into account archaeological and historic interest
16) To improve	• Will it use water more efficiently?	• Contamination • Greenfield site	-/? This is a greenfield site.	Likelihood: certain	

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 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?		No historical or factual evidence to indicate the presence of contamination; however given the use of the site for agriculture the presence of contaminants associated with this industry cannot be discounted. The assessment of many of these issues are largely design related so are unable to be assessed at this stage.	Scale: local Timescale: within Local Plan period Duration: permanent Significance: significant Likelihood: fairly certain Scale: local Timescale: short to medium term Duration: temporary Significance: potentially significant Likelihood: uncertain impact on resource use Scale: local-global Timescale: short-long term Duration: permanent Significance: unknown	Further investigation is required to understand whether remediation is needed in respect of the previous agricultural use. Consider efficiency of resource use in design and layout of the development.

	• 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?	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	-/? The site lies adjacent to part of the built-up area of Basingstoke. It would also not cause coalescence with Worting. However, its location beyond the existing boundary of Roman Way, combined with its limited size, would give it the appearance of an isolated development which does not relate well to the existing built up area of Basingstoke. Due to the scale and location of development, neighbouring areas are unlikely to benefit from being linked to additional service provision.	Likelihood: uncertain as depends on design / layout of the development. Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant	Impact dependent on siting, layout, scale, character, landscape design and provision of new services.

	• 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	• Open space provision • Loss of open space or accessible countryside	+/+ All open space and play requirements will need to be provided on site as there is no suitable existing provision within the accepted catchment areas. There is concern however that as the site is relatively small the number of dwellings may result in requirements for open space and play quantities under the	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: significant	Ensure on-site provision of open space is sought.

	sport and recreational needs of all in the community? • Will it encourage participation in leisure and cultural events?		green space standards which do not meet the minimum size standards for individual open spaces/play areas. The site is currently in agricultural use and several footpaths run adjacent to the site.		
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 crime and community safety cannot be determined 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 healthcare facilities to meet the needs of older people? • Will it help to develop healthy and 'liveable'?	• Health/social care capacity • Open space provision • Noise pollution • Un-neighbourly uses	?/+ There is insufficient capacity at present but there is scope to accommodate growth through expansion of existing facilities or by on-site provision of new facilities such as GP provision. The site would not be affected by traffic noise from the main road. There is no record of unneighbourly uses which will affect the site.	Likelihood: uncertain Scale: local/borough-wide Timescale: long lead-in time Duration: unknown Significance: significant Likelihood: uncertain Scale: local Timescale: short-long	Financial contributions and on site provision of GP facilities and open space are likely to be sought.

	neighbourhoods • Will it improve air quality? • Will it decrease noise pollution near residential areas?			term Duration: permanent Significance: potentially significant	
Overall impact: The development of this site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. Developing the site is likely to have a positive effect on the social and environmental objectives of the SA in terms of providing a range of sizes and types of housing. In relation to the objective to create sustainable settlements, the site's location beyond the existing boundary of Roman Way, combined with its limited size, would give it the appearance of an isolated development which does not relate well to the existing built up area of Basingstoke. Careful siting, scale and screening would be required to mitigate any impact on the setting of Worting Conservation Area. In terms of the SA objectives which aim to protect and enhance local biodiversity, flora and fauna, there is potential for indirect impacts on the nearby SINC. However, it is considered that these could be substantially avoided by isolating the two sites with a sufficient landscape / habitat buffer. Development of the site would largely have a neutral impact on economic objectives – it does not entail the loss of any employment land, but is within sufficient distance of employment sites to enable commuting and support economic growth in principle. In terms of the accessibility objective, the site scored positively as it adjoins the settlement boundary of Basingstoke town and is served by suitable alternative methods of transport. The scale of development that could be provided on the site is unlikely to have a significant impact on the highway network. Current uncertainties on potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes, for example, ensuring that any development in this location is not isolated. Adequate infrastructure is required to be provided including provision of affordable housing and appropriate green infrastructure and open space/recreational provision. Development must also be of a sustainable design and construction and manage surface water/drainage as part of an overall strategy.					

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Detailed Site Appraisal: SOL002 Redlands

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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?	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	++/- The site has the potential to increase housing supply by some 150 new dwellings. A site of this size could provide a range of sizes and types to provide choice and meet a range of needs. At this stage it is not known whether the site would meet certain housing needs. The site is in close proximity of employment areas such that it would integrate with employment needs. The sustainability of any new	Likelihood: high Scale: local Timescale: medium-long term Duration: permanent Significance: significant The certainty of any new housing meeting housing needs will be subject to implementation of other policies such as	Development on the site should be of a sustainable design and construction to ensure the housing is sustainable. Affordable housing/housing mix policies required to ensure housing provision meets identified need.

	• 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		housing will be dependent on other policies/implementation. The Council's housing register shows there are 5300 households in need of housing in Basingstoke Town. Development of the site does not meet the specific housing needs of gypsies and travellers.	affordable housing, housing mix etc.	The needs of gypsies and travellers need to be addressed.

	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?	Within 7 most deprived areas of Borough	0 Development of this site would not have a direct impact on deprivation and inequality.		
3) To reduce and minimise emissions of greenhouse gases	• Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional	• Renewable energy • Accessibility	-/-/++ Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation.	Likelihood: fairly certain Scale: global Timescale: long term Duration: permanent Significance: significant	Sustainability/energy efficiency of new housing could be improved through design and technology – through policy or masterplanning of site.

and manage the impact of climate change	emissions targets? - Does it incorporate and/or promote the use of renewable energy technologies? - Will it mitigate the effects of climate change?		The site is north of any developed area and thus remote and offers insufficient scale for services. Most travel would be by car for these distances. The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy.	Likelihood: high Scale: local / borough Timescale: long term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: global Timescale: long term Duration: permanent Significance: significant	Seek to ensure renewable energy and/or decentralized energy provided on site.
(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?	Biodiversity	? The majority of the site is of low biodiversity value given current arable agricultural use. There are no designated sites within the site boundaries. However, Whitmarsh Lane and Piece SINC lie immediately to the south-eastern point of the site and could be subject to indirect pressure without appropriate mitigation through layout design. There are also a number of mature old parkland trees within the site (which is unusual for modern arable fields) which would be a material consideration and may constrain layout / site capacity. A small pond adjacent to the northeast corner will need to be checked	Likelihood: uncertain Scale: local-county Timescale: short Duration: permanent Significance: potentially significant	Further pond survey work required. Mitigation through layout and site capacity.

			for great crested newts before detailed planning is undertaken to ensure that, if present, adequate mitigation is put in place.		
(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?	• Landscape character, diversity • Agricultural land • minerals	-/?/0 Assessed as having a medium/low capacity, with development possible on some parts of the site. However, there are some significant landscape constraints that need to be addressed. The site is in a prominent location, with a distinct parkland character including vegetation. It relates strongly with the surrounding countryside to the north, east and south, with limited influence of the residential area to the east and is visually exposed from local locations. The site is wholly classified as grade 3b. There are no known mineral constraints associated with this site.	Likelihood: uncertain Scale: local-national Timescale: short-long term Duration: permanent Significance: likely to be significant Likelihood: certain Scale: local-national Timescale: short-long term Duration: permanent Significance: potentially significant	Any development will need to respond to the landscape constraints through design/layout.
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?	• Water quality • Pollution of water source • Adequate water supply • Adequate sewerage infrastructure	-/++/++/? There would be no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, this is not considered to be significant constraint to development.	Likelihood: unknown to what extent water quality will deteriorate Scale: local Timescale: immediate Duration: short-long term Significance: potentially significant	Monitoring of water quality is necessary. Prior to development commencing, a new discharge consent must be issued by the EA to ensure the additional sewage

			The site is not within a Source Protection Zone and therefore the risk of polluting a water source is limited. South East Water's Water Resource Management Plan sets out how water will be provided up to 2020. Thames Water has concerns regarding waste water services in relation to this site. The existing sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. Further investigation is required to understand whether upgrading of infrastructure is required. Development should not be permitted to drain to Sherfield on Loddon STW because of the impact on the Bow Brook and downstream of the River Loddon.	Likelihood: fairly certain Scale: local Timescale: short-long term Duration: unknown Significance: insignificant Likelihood: certain Scale: local Timescale: longer term Duration: short-long term Significance: significant Likelihood: highly likely Scale: local Timescale: medium – lead in time required to upgrade infrastructure Duration: short-long term Significance: significant	effluent is treated to the required standard in the interests of water quality.
7) To reduce the	Will it reduce the vulnerability to all	- Flooding - permeability of the soil	+/?/- The site is situated wholly	Likelihood: uncertain Scale: local	Surface Water

risk 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?		within Flood Zone 1, outside a Critical Drainage Area and is not Upstream of a Critical Drainage Area. There is no record of groundwater or localised flooding within the site. The site is not at risk of future surface water flooding in a 1 in 200 year event. The site has a fairly high standard percentage runoff, but this is not deemed to be a significant constraint to development.	Timescale: short term Duration: temporary Significance: significant	Management Strategy required.
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?	• Site accessible by range of transport • Enable transport linkages • Opportunity for new local services	--/--/? Site is north of any developed area and thus most remote and offers insufficient scale for services. Most travel would be car for these distances. Little potential to link walking and cycling on a busy A class road. Bus service may be of assistance but it is unlikely to enter the site, and the car will be prevalent. Traffic volumes will emerge on A33 on a single carriage road and loading will require that	Likelihood: certain Scale: local Timescale: short term Duration: permanent Significance: significant	There is potential to mitigate some of the accessibility issues if development is linked to BAS121 as a combined site (see detailed appraisal for combination of sites BAS121 and SOL002). Financial contributions would be required to ensure sufficient community, sports, and waste facilities.

	• Does it include provision for extending remote access? • Will it improve access to broadband?		highway infrastructure improvements may be required to maintain current congestion levels. Any solution may be major. Site should only be considered with BAS121. Only if wider improvements are made will others benefit. Site is too small to generate self contained services. There is insufficient capacity at some of the community facilities.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent 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?	• Site potential to be accessible by extending transport network • Opportunity to provide new/improved infrastructure	- Only if wider improvements are made will others benefit. Site is too small to generate self contained services.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant	
10) To improve educational attainment and increase opportunities for new skills and	• Will it increase the levels of participation in education at all levels? • Will it increase the levels of attainment in education at all levels?	• Capacity in primary schools • Capacity in secondary schools • New education provision?	- There is insufficient capacity at local primary and secondary schools. There is no easily accessible childcare on this side of the A33, and the other side of the A33 is already experiencing pressure for childcare places.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant	Contributions and/or a review of catchment areas will be required.

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 entail the loss of any employment land • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/?- Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, but due to the	Likelihood: certain Scale: borough Timescale: short term Duration: permanent	

	• 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?		remote nature of the site, the site is only accessible to a number of employment areas by bus and car. Currently poor broadband and not predicted to receive NGA coverage up to 40 Mbs by 2015.	Significance: significant Likelihood: uncertain Scale: local Timescale: medium term Duration: temporary Significance: insignificant	
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?	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/?/- Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, but due to the remote nature of the site, the site is only accessible to a number of employment areas by bus and car. Currently poor broadband and not predicted to receive NGA coverage up to 40 Mbs by 2015.	Likelihood: certain Scale: borough Timescale: short term Duration: permanent Significance: significant Likelihood: uncertain Scale: local Timescale: medium term Duration: temporary Significance: insignificant	
13) To maintain	• Will it integrate with the housing needs of	• Will it entail the loss of any employment land?	0/?/- Development of the site will not		

and enhance sustainable economic growth	the Borough? Does any economic growth accord with the principles of sustainable development?	- Will it incorporate any commercial premises - Is there good broadband access - Proximity to employment?	entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, but due to the remote nature of the site, the site is only accessible to a number of employment areas by bus and car. Currently poor broadband and not predicted to receive NGA coverage up to 40 Mbs by 2015.	Likelihood: certain Scale: borough Timescale: short term Duration: permanent Significance: significant Likelihood: uncertain Scale: local Timescale: medium term Duration: temporary 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	Anything other than housing proposed that would be attractive to visitors	0 There is no indication at this stage that the site would incorporate anything other than housing that would be attractive to visitors.		
15) To protect and enhance distinctive and high quality	Will it promote and maintain an attractive and diverse townscape, and protect areas of highest townscape	- Harm heritage assets – archaeology - Heritage assets - general	?/- Low/medium potential for impact on archaeological interest.	Likelihood: uncertain regarding archaeological interest Scale: local-national Timescale: short term Duration: unknown	Potential of mitigation of archaeological concerns following fieldwork. Impact dependent on

features of the local built environment	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 Grade II listed Sherfield Hall lies to the west of the site. Development on the site would result in the loss of the final remains of the rural setting of Sherfield Hall, which could only be partly mitigated.	Significance: unknown Likelihood: fairly certain Scale: local Timescale: immediate Duration: permanent Significance: significant	design, layout, siting and landscape design.
16) To improve the efficiency of resource	• Will it use water more efficiently? • Will it reduce water consumption?	• Contamination • Greenfield site	-/? Greenfield site but no record of contamination.	Likelihood: certain that greenfield site would be used Scale: local Timescale: within	Consider efficiency of resource use in design and layout of the development.

use, including re-using previously developed land, 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?		The assessment of many of these issues are largely design related so are unable to be assessed at this stage.	Core Strategy period Duration: permanent Significance: significant Likelihood: uncertain impact on resource use Scale: local-global Timescale: short-long term Duration: permanent Significance: unknown	

	• 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	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	?/- Development of this site could potentially result in a development that is isolated from the rest of the urban area. Countryside exists to the north, east and south, whilst the A33 provides some separation from development at Taylors Farm. The site would not result in the coalescence of different settlements. The site does not relate well to the existing settlement in terms of form and character and would not create a more integrated settlement. It would extend significantly beyond the existing eastern boundary of the town of Basingstoke. Site is too small to generate self contained services.	Likelihood: fairly certain Scale: local Timescale: short-long term Duration: unknown Significance: potentially significant	Impact dependent on siting, layout, scale, character and landscape design.

	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?	• Open space provision • Loss of open space or accessible countryside	? With enhancement the existing play area and recreation ground could accommodate some additional use but the majority of the open space requirement would have to be provided on site in order to meet the distance criteria. Site of sufficient size to provide open space.	Likelihood: uncertain impact on open space Scale: local Timescale: Duration: short-long term Significance: unknown	On-site provision and/or contributions towards the enhancement of existing provision will be required.
19) To improve	• Will it reduce opportunities for		0 The impact on crime and		

community safety by reducing crime, the fear of crime, and antisocial behaviour	crime (e.g. through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?		community safety cannot be determined 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 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?	• Health/social care capacity • Open space provision • Noise pollution • Un-neighbourly uses	0/?/- There is adequate healthcare capacity to serve the site or there are plans in place to improve the infrastructure. With enhancement the existing play area and recreation ground could accommodate some additional use but the majority of the open space requirement would have to be provided on site in order to meet the distance criteria. Site of sufficient size to provide open space. The site is affected by traffic noise from the A33 and the site is within close proximity of the sewage works which is considered to be an un-neighbourly use.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: uncertain Likelihood: uncertain Scale: local Timescale: short-long term Duration: immediate Significance: potentially significant	Financial contributions are likely to be sought. A detailed noise assessment will be required to ensure acceptable noise standards can be met within homes and in amenity areas and further noise mitigation measures may be required.

Conclusion: The development of this site would have the negative effect of resulting in the loss of green field land but in the absence of a sufficient supply of brown field sites it is acknowledged that green field land will be required to meet the borough's housing need. Developing the site for housing would have some potentially significant impacts relating to the environment as the site is in a prominent location with a distinct parkland character which relates to the surrounding countryside to the north, east and south. Furthermore the site does extend beyond the existing eastern boundary of Basingstoke town and would not create a more integrated settlement. Further significant negative impacts have been raised in terms of the objective relating to improving accessibility to services and facilities as car journeys would be prevalent and traffic volumes will require highway infrastructure improvements to maintain congestion levels. There is however the potential to mitigate accessibility issues if the site were to be linked to BAS121 as a combined site. The site is too small to generate self contained services. Development of the site would largely have a neutral impact on economic objectives – it does not entail the loss of any employment land, but is within sufficient distance of employment sites to enable commuting and support economic growth in principle. There is no indication that the site would provide new commercial development opportunities, and the site does not have high broadband speeds at present to support working from home.

Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Core Strategy (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes ensuring that the site is developed in combination with BAS121 as the site is too small to generate self contained services. A detailed policy would also require that the siting and design of the development responds to landscape constraints, avoids noise sensitive locations, respects the nearby Grade II Listed Sherfield Hall, protects mature parkland trees and provides appropriate biodiversity and archaeological mitigation (as required following further investigation). Adequate infrastructure is required to be provided including highway improvements, investigations into sewerage infrastructure, contributions and/or a review of education catchment areas, provision of affordable housing and appropriate green infrastructure and open space/recreational provision. Development must also be of a sustainable design and construction and manage surface water as part of an overall strategy.

Detailed Site Appraisal: BRAM005 Minchens Lane

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	++/- This site has the potential to increase housing supply by 200 dwellings and could supply a variety of types and sizes of dwelling to meet a range of housing needs. However, at this stage it is not known whether the site would meet certain housing needs. Ensuring the provision of affordable and sustainable housing will need to be addressed through detailed policy or masterplanning.	Likelihood: high Scale: local Timescale: short-long term Duration: permanent Significance: significant Likelihood: uncertain Scale: local Timescale: medium to long term Duration: permanent Significance:	Development should be of a sustainable design and construction to ensure the housing is sustainable.

	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 Rural Housing Study indicates high levels of demand for private housing and affordable housing in Bramley. The Council's Housing Register shows 72 households in need of housing in Bramley (this includes transfers). Development of the site does not meet the specific housing needs of gypsies and travellers.	significant Likelihood: uncertain Scale: local Timescale: medium to long term Duration: permanent Significance: significant Likelihood: certain Scale: local Timescale: medium to long term Duration: temporary Significance: significant	The needs of gypsies and travellers need to be addressed.

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?	Within 7 most deprived areas of Borough	0 This site may help to reduce overcrowding, but is unlikely to reduce deprivation, and is also unlikely to improve skills/achievements/employment.		Development in this location is unlikely to have any impact upon deprivation in the borough.
3) To reduce and minimise emissions of greenhouse gases and manage	• Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional emissions targets?	• Renewable energy • Accessibility	++/+ This site has the potential to incorporate or promote the use of renewable technologies and is of sufficient size to deliver decentralized energy. The site is close to the centre of the village. Although some	Likelihood: certain Scale: global Timescale: long term Duration: permanent Significance: significant Likelihood: certain Scale: global	Sustainability/energy efficiency of new housing could be improved through design and technology – through policy or masterplanning of site. Seek to ensure that

the impact of climate change	- Does it incorporate and/or promote the use of renewable energy technologies? - Will it mitigate the effects of climate change?		improvements are required to bus and local walking and cycling links, the Bramley station is centrally located and due to the limited parking, cycling and walking are well used to access the station. It is considered that only moderate car journeys would result from the development.	Timescale: long term Duration: permanent Significance: insignificant	renewable energy and/or decentralized energy is provided on site. Ensure that sustainable transport options are available for residents
(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?	Biodiversity	+ There are no designated sites within the site boundaries, and whilst some species of conservation interest have been recorded in the southern part of the site, this area offers good potential for biodiversity enhancement. The majority of the site is arable farmland of low biodiversity value.	Likelihood: certain Scale: local Timescale: short term Duration: permanent Significance: insignificant	The southern area should be used as naturalistic greenspace. Some mitigation measures for individual species may be needed. 5 metre buffer required to all watercourses.
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils,	- Will it protect areas of highest landscape value? - Will it protect and enhance the Borough's landscape character and diversity? - Will it avoid damage	- Landscape character, diversity - Agricultural land - minerals	0/-/++ The overall landscape capacity of the site is considered to be medium/high; development could be accommodated providing it has regard for the setting and form of the existing settlement, and that certain landscape and visual features would need protection.	Likelihood: uncertain Scale: local Timescale: short term – long term Duration: permanent Significance: significant	The design and layout of any development would need to protect the more prominent land to the north of the site. Information on agricultural land is not currently sufficiently

geological and geomorphologic interests	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 site rises to the north and that this prominence would need to be protected to reduce landscape and visual impacts. 83% of the site is classified as Grade 2 agricultural land (very good), and 17% is classified as Grade 3, however this information is only available at a strategic level, and may not be sufficiently accurate for site specific purposes. There are no minerals constraints associated with this site.	Likelihood: uncertain Scale: local - national Timescale: short – long term Duration: permanent Significance: uncertain Likelihood: certain Scale: local-national Timescale: n/a Duration: n/a Significance: insignificant	accurate to assess individual development sites and this would need further investigation to establish if this information is correct.
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?	• Water quality • Pollution of water source • Adequate water supply • Adequate sewerage infrastructure	-/+++/+/-/- There would be no overall deterioration in the Water Framework Directive band status, though there may be some overall deterioration though this is not deemed to be a significant constraint to growth. The site is not within a Source Protection Zone and therefore the risk of polluting a water source is limited. South East Water's Water Resource Management Plan	Likelihood: fairly certain Scale: local Timescale: immediate Duration: short-long term Significance: potentially significant Likelihood: certain Scale: local Timescale: immediate Duration: short-long term Significance: insignificant	Monitoring of water quality is needed. Further investigation will be necessary to assess the capacity for sewerage infrastructure.

			sets out how water will be provided up to 2020. Additional sewerage would drain to Sherfield on Loddon STW which would discharge into Bow Brook, downstream of the River Loddon; the Water Cycle Study identifies that development will have a further detrimental effect on water quality. However, subject to new discharge consents (for the STW) to improve the effluent discharged, development would not have a negative impact; however this may affect the phasing of development. The Sherfield on Loddon STW is considered to have capacity within its discharge consents to accommodate this development, however Thames Water have identified that concerns regarding waste water services, specifically the sewerage network capacity and investigations into this impact on average take 12 weeks, but in the event an upgrade is required, up to a 3 year lead in time will be necessary and developers may be expected to fund studies.	Likelihood: uncertain Scale: local Timescale: immediate Duration: short-long term Significance: significant Likelihood: uncertain Scale: local Timescale: immediate Duration: short-long term Significance: significant	
7) To reduce the	Will it reduce the vulnerability to all	- Flooding - permeability of the soil	+/- The site is situated wholly	Likelihood: uncertain Scale: local	The sequential test should be applied in

risk 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?		within Flood Zone 1, outside of and is not Upstream of a Critical Drainage Area. There is no record of groundwater flooding within the site. There is a record of localised flooding in the south western corner of the site, although this is relatively minor. Parts of the site are identified as being at risk of future surface water flooding in a 1 in 200 year event at a depth of 100 and 300ml. The standard percentage runoff for this site is fairly high at 49.6%. Infiltration in the area may be limited due to geology and a drainage assessment is recommended, but this is not considered to be a significant constraint.	Timescale: short term Duration: temporary Significance: insignificant Likelihood: uncertain Scale: local Timescale: short term Duration: temporary Significance: insignificant	the first instance and if there are no alternative sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows: Avoid development in areas at risk of future surface water flooding and any areas of localised flooding. Surface water needs to be managed as part of any development strategy.
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	• Site accessible by range of transport • Enable transport linkages • Opportunity for new local services	+/-0/0 The site is located close to the village centre with a small variety of local amenities. The railway line connects Bramley to Basingstoke and Reading and limited parking means that many residents walk or cycle to the station. Some growth in congestion is considered likely to occur at the rail crossing and rail frequencies are likely to increase. A pedestrian	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: insignificant Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: insignificant	On site provision or financial contributions would be required to ensure sufficient community, sports, waste facilities and transport infrastructure.

	inclusion? - Does it include provision for extending remote access? - Will it improve access to broadband?		footbridge would be required. Local roads are rural in nature so traffic growth may adversely affect flows and speeds. The location of the site and its scale would not deliver additional benefits.		
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?	- Site potential to be accessible by extending transport network - Opportunity to provide new/improved infrastructure	0 No significant infrastructure will be provided on site. Off site improvements would be restricted by narrow central road and rail crossing. Pedestrian access improvements most important.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: significant	Financial contributions would be required to ensure sufficient infrastructure, especially pedestrian infrastructure.
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough,	- 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	- Capacity in primary schools - Capacity in secondary schools - New education provision?	-/0 Bramley Primary School is currently full, and the number of 4 year olds in Bramley exceeds the number of places at the school and the school is unlikely to be able to expand by any significant amount. There is insufficient capacity at secondary school level. A review of school catchment areas will be required due to the location of the development and to reflect that local schools are unlikely to be	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant	Contributions and/or a review of catchment areas will be required – expansion of primary and secondary schools unlikely.

and personal development.	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?		able to expand sufficiently.		
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	• Will it entail the loss of any employment land • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/+/? Development on this site will not result in the loss of any employment land. There are no indications that this site would involve any commercial premises. The railway station provides access to employment areas in Basingstoke and Reading, both of which are commutable distances.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant Likelihood: uncertain Scale: local	

	provide a sufficient supply of employment land to meet the needs of existing businesses and attract inward investment?		The site has poor broadband coverage (<2Mb/s) but falls within the area predicted to receive NGA coverage of up to 40Mbps by 2015.	Timescale: short term Duration: permanent Significance: 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 land to meet the needs of existing businesses and attract inward investment?	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/+/? Development on this site will not result in the loss of any employment land. There are no indications that this site would involve any commercial premises. The railway station provides access to employment areas in Basingstoke and Reading, both of which are commutable distances. The site has poor broadband coverage (<2Mb/s) but falls within the area predicted to receive NGA coverage of up to 40Mbps by 2015.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant Likelihood: uncertain Scale: local Timescale: short term Duration: permanent 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	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/+/? Development on this site will not result in the loss of any employment land. There are no indications that this site would involve any commercial premises. The	Likelihood: uncertain Scale: local Timescale: short term	

	development?		railway station provides access to employment areas in Basingstoke and Reading, both of which are commutable distances. The site has poor broadband coverage (<2Mb/s) but falls within the area predicted to receive NGA coverage of up to 40Mbps by 2015.	Duration: permanent Significance: significant Likelihood: uncertain Scale: local Timescale: short term Duration: permanent 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	Anything other than housing proposed that would be attractive to visitors	0 There is currently no indication that this site would incorporate anything other than housing that would be attractive to 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	- Harm heritage assets – archaeology - Heritage assets - general	+/- The site is considered to have a low impact on areas of archaeological interest, which can be mitigated. The Grade II Listed Stocks Farmhouse, its associated listed outbuildings, and a number of historic unlisted buildings lie to the south west of the site, and the Grade II	Likelihood: certain Scale: local - national Timescale: short term Duration: unknown Significance: not considered to be very significant Likelihood: certain Scale: local - national Timescale: long term Duration: permanent Significance: significant	Possible to mitigate areas of archaeological interest. The setting of heritage assets would need to be protected and the design of the development would need to reflect this.

	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?		Listed Minchens Farmhouse lies to the north of the site. The setting of these heritage assets would require protection.		
16) To improve the efficiency of resource use, including re-using previously developed land, existing buildings	• 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?	• Contamination • Greenfield site	-/++/? Greenfield site. There is no record of contamination. The assessment of many of these issues are largely design	Likelihood: certain that Greenfield land would be used Scale: local Timescale: within Local Plan period Duration: permanent Significance: significant Likelihood: uncertain Scale: local -global Timescale: short-long	Consider efficiency of resource use in design and layout of the development.

and materials, and encouraging the maximum use 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?		dependent and at it is not possible to assess these at this stage.	term Duration: permanent Significance: unknown	
(17) To	• Will it direct new	• Isolated form of	0/0	Likelihood: certain	Careful design master

create and sustain vibrant settlements and communities	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	development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	Has potential to result in an isolated development. The railway line to the east of the site provides a physical and visual boundary, whilst Clift Meadow open space provides some separation from the built form to the south. However it is not considered that any development would result in the coalescence of existing developments. The site extends north and westwards beyond the existing settlement of Bramley and its relationship to the existing settlement in terms of form, scale and character is limited as it is separated from other residential areas by the railway line and open space. It may be possible to mitigate this impact though careful design. An increase in the local population may help to support local services and facilities. It may be necessary to phase the development to ensure integration with the local community.	Scale: local Timescale: short-long term Duration: temporary Significance: Likelihood: certain Scale: local Timescale: short-long term Duration: temporary Significance:	planning would be needed to ensure that the site does not form an isolated development.

	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?	• Open space provision • Loss of open space or accessible countryside	++ Northern and western areas of Bramley suffer from a deficit of open space, particularly to the west of the railway line. The site lies adjacent to the Clift Meadow recreation ground and it is considered that development could help to address the open space and play needs of both new and existing residents. A Public Right of Way adjoins the site on the eastern boundary, linking the site to the countryside.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant	Potential for development to address specific open space deficiencies within Bramley, but this would be subject to developer contributions.
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		0 The impact on crime and community safety cannot be determined at this stage.	Likelihood: uncertain Scale: local Timescale: short term Duration: unknown Significance: insignificant – can be overcome.	Subject to design and layout.

	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?	• Health/social care capacity • Open space provision • Noise pollution • Un-neighbourly uses	0/++/-/- There is adequate healthcare capacity to serve the site or there are plans in place to improve the infrastructure. Financial contributions would be sought to extend GP facilities nearby. Northern and western areas of Bramley suffer from a deficit of open space, particularly to the west of the railway line. The site lies adjacent to the Clift Meadow recreation ground and it is considered that development could help to address the open space and play needs of both new and existing residents. This site is affected by railway noise and a detailed assessment would be required to ensure that acceptable noise standards can be met within homes and amenity areas. The site lies within the outer consultation zone surrounding AWE Tadley. Currently awaiting response from the Office of Nuclear Regulation (formerly the HSE) and resource group.	Likelihood: Scale: Timescale: Duration: Significance:	A detailed noise assessment will be required and further mitigation measures may be required.

Conclusion: The development of this site would have the negative effect of resulting in the loss of green field land but in the absence of a sufficient supply of brown field sites it is acknowledged that green field land will be required to meet the borough's housing need. There are negative impacts in terms of meeting the objective to improve educational attainment given that Bramley Primary School is full and the school is unlikely to expand by a significant amount, and that there is insufficient capacity at the secondary school. These matters will require a review of the catchment or contributions to address. Further negative impacts have been raised in terms of the objectives to protect and enhance distinctive and high quality features of the built environment and the impact on water quality given potential impacts on the nearby heritage assets and need for a new Discharge Consent to treat additional effluent to the necessary standards. However, there are opportunities to site and design any development to avoid adverse impacts and further investigation would be required in respect of sewerage infrastructure to address the impact. There are concerns as to the creation of a vibrant settlement given the potential for development to be isolated and the fact that the site rises to the north increasing its prominence which would need to be considered carefully as part of any master planning.

Development of the site would largely have a neutral impact on economic objectives – it does not entail the loss of any employment land, and the railway station provides access to employment areas in Basingstoke and Reading. There is no indication that the site would provide new commercial development opportunities, and the site does not have high broadband speeds at present to support working from home. The site's main positive contribution is the opportunity to provide a range of dwellings to meet local needs given its overall size and the fact it could address existing open space deficiencies. Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes ensuring that the siting and design of the development avoids constrained or inappropriate areas for development including how the layout respects the landscape character, protects areas in the southern part of the site identified as having good potential for biodiversity enhancement, protects heritage assets and avoids areas at risk of future surface water and localised flooding. Adequate infrastructure is required to be provided including general improvements including the provision of a pedestrian footbridge, provision of affordable housing and appropriate green infrastructure and open space/recreational provision. Development must also be of a sustainable design and construction and manage surface water as part of an overall strategy.

Detailed Site Appraisal: BRAM010 Strawberry Fields

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	++/- This site has the potential to increase housing supply and could supply a variety of types and sizes of dwelling to meet a range of housing needs, however, at this stage it is not known whether the site would meet certain housing needs. Ensuring the provision of affordable and sustainable housing will need to be addressed through detailed policy or masterplanning. The Rural Housing Study	Likelihood: High Scale: Local Timescale: short-long term Duration: permanent Significance: significant Likelihood: uncertain Scale: local Timescale: medium to long term Duration: permanent Significance:	Development should be of a sustainable design and construction to ensure the housing is sustainable. The needs of gypsies and travellers need to be assessed.

	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?		indicates high levels of demand for private housing and affordable housing in Bramley. The Council's Housing Register shows 72 households in need of housing in Bramley. Development of the site does not meet the specific housing needs of gypsies and travellers.	significant Likelihood: uncertain Scale: local Timescale: medium to long term Duration: permanent Significance: significant Likelihood: certain Scale: local Timescale: medium to long term Duration: temporary Significance: 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 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?	Within 7 most deprived areas of Borough	0 This site may help to reduce overcrowding, but is unlikely to reduce deprivation, and is also unlikely to improve skills/achievements/employment.		Development in this location is unlikely to have any impact upon deprivation in the borough
3) To reduce and minimise emissions of greenhouse gases and manage	• Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional emissions targets?	• Renewable energy • Accessibility	++/- This site has the potential to incorporate or promote the use of renewable technologies and is of sufficient size to deliver decentralized energy. The site borders Sherfield Road which provides good	Likelihood: certain Scale: global Timescale: long term Duration: permanent Significance: significant Likelihood: certain Scale: global	Sustainability/energy efficiency of new housing could be improved through design and technology – include through policy or masterplanning of site.

the impact of climate change	- Does it incorporate and/or promote the use of renewable energy technologies? - Will it mitigate the effects of climate change?		pedestrian access to the rail station and facilities within Bramley. However, there are limited local services and many journeys are likely to be by car.	Timescale: long term Duration: permanent Significance: insignificant	Seek to ensure that renewable energy and/or decentralized energy is provided on site. Ensure that sustainable transport options are available for residents
(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?	Biodiversity	+ This site is relatively unconstrained, subject to safeguarding the ditch running through it (which will require a buffer) and surrounding hedgerows. There is scope for habitat enhancement, including the possibility of improving the biodiversity of the grassland within the northern section of the site, which could be integrated with open space / GI provision.	Likelihood: certain Scale: local Timescale: short term Duration: permanent Significance: insignificant	Integrate habitat enhancement into green infrastructure. 5 metre buffer required to all watercourses.
(5) To protect and enhance the distinctiveness and quality of the local landscape,	- Will it protect areas of highest landscape value? - Will it protect and enhance the Borough's landscape character and diversity?	- Landscape character, diversity - Agricultural land - minerals	0/-/++ This site has a medium capacity for accommodating development, however, there are constraints which would need to be incorporated within the layout. As the landform rises to the north, development should be kept to the lower	Likelihood: uncertain Scale: local Timescale: short term – long term Duration: permanent Significance: significant	The design and layout of any development would need to protect the more prominent land to the north of the site. Information on agricultural land is not

soils, geological and geomorphologic interests	• 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?		lying land closer to the southern and western boundaries. This, along with adequate space within the developed area for lines of trees to form an internal landscape structure, would help to retain the landscape character and visual amenity of the area. Strategic scale provisional information indicates that the entire site is classified as Grade 2 (very good) agricultural land. There are no minerals constraints associated with this site.	Likelihood: uncertain Scale: local - national Timescale: short – long term Duration: permanent Significance: uncertain Likelihood: certain Scale: local-national Timescale: n/a Duration: n/a Significance: insignificant	currently sufficiently accurate to assess individual development sites and this would need further investigation to establish if this information is correct.
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?	• Water quality • Pollution of water source • Adequate water supply • Adequate sewerage infrastructure	++/+- The site is not within a Source Protection Zone and therefore the risk of polluting a water source is limited. South East Water's Water Resource Management Plan sets out how water will be provided up to 2020. Development would drain to Sherfield on Loddon Sewerage Treatment Works, which the Water Cycle Study identifies as	Likelihood: fairly certain Scale: local Timescale: immediate Duration: short-long term Significance: potentially significant Likelihood: certain Scale: local Timescale: immediate Duration: short-long term Significance:	Monitoring of water quality is needed. Further investigation will be necessary to assess the capacity for sewerage infrastructure. Completion of this, on average, takes 12 weeks. It should be noted that in the event of an upgrade to assets being required, up to three years lead

			having capacity within its discharge consents to accommodate this development. However, Thames Water has identified concerns regarding Waste Water Services in relation to this site. Specifically, the sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development.	insignificant Likelihood: uncertain Scale: local Timescale: immediate Duration: short-long term Significance: significant Likelihood: uncertain Scale: local Timescale: immediate Duration: short-long term Significance: significant	in time will be necessary.
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	• Flooding • permeability of the soil	-/- The site is situated wholly within Flood Zone 1, but Flood Zones 2 and 3 run through the site. Part of the site is within a Critical Drainage Area. There is record of localised flooding on the southern boundary of the site. Parts of the site are at risk of future surface water flooding in a 1 in 200 year event to a depth of 100 and 300mm. The standard percentage runoff for this site is fairly high at 49.6%. Infiltration in the area may be limited due to geology and a drainage assessment is recommended, but this is not considered to be a significant	Likelihood: uncertain Scale: local Timescale: short term Duration: temporary Significance: insignificant Likelihood: uncertain Scale: local Timescale: short term Duration: temporary Significance: insignificant	The sequential test should be applied in the first instance and if there are no alternative sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows: Avoid development in areas at risk of future surface water flooding and any areas of localised flooding. Surface water needs to be managed as part of any development

	infrastructure to support development?		constraint.		strategy.
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?	• Site accessible by range of transport • Enable transport linkages • Opportunity for new local services	0 Bramley has limited local services (e.g. primary school and some retail units). Missing services include major retail provision, secondary and further education which all require travel away from the village which can be reached by outwards journeys to Basingstoke urban area or Tadley. The railway line connects Bramley to Basingstoke and Reading and limited parking means that many residents walk or cycle to the station. There are no cycle routes within Bramley, however, the development will provide opportunities to improve pedestrian and cycle connectivity within the site in the surrounding area (through contributions). Some growth in congestion is likely to occur on the local road network, predominantly at the rail crossings.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: insignificant Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: insignificant	On site provision or financial contributions would be required to ensure sufficient community, sports, waste facilities and transport infrastructure.
9) To improve choice and	• Will it minimise the need to travel?	• Site potential to be accessible by extending transport network	0 No significant infrastructure will be provided on site and off site	Likelihood: uncertain Scale: local Timescale: short-long	Financial contributions would be required to ensure sufficient

access to sustainable transport options	• 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?	• Opportunity to provide new/improved infrastructure	improvements to the highway will be limited by the narrow central road and rail crossing. Improvements to pedestrian and cycle linkages would be required. However, public rights of way could be enhanced.	term Duration: permanent Significance: significant	infrastructure, especially pedestrian infrastructure
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	• Capacity in primary schools • Capacity in secondary schools • New education provision?	0 The development lies within the catchment area of Bramley primary school which is full. The school has now been expanded to provide 525 places. Expansion to 630 places is possible. Developer contributions would be sought. This site lies within the catchment area for Everest Community College. A review of secondary provision will be undertaken which may mean changes to catchment areas. Additional secondary places will be required. Financial contributions would be sought.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant	Contributions and/or a review of catchment areas will be required.

	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?	• Will it entail the loss of any employment land • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/+/? Development on this site will not result in the loss of any employment land. There are no indications that this site would involve any commercial premises. The railway station provides access to employment areas in Basingstoke and Reading, both of which are commutable distances The site has poor broadband coverage (<2Mb/s) but falls within the area predicted to receive NGA coverage of up to 40Mbps by 2015.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant	
12) To maintain high and stable levels of	• Will it promote employment opportunities for the whole community? • Will it promote a	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband	0/+/? Development on this site will not result in the loss of any employment land.		

employment	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?	access • Proximity to employment?	There are no indications that this site would involve any commercial premises. The railway station provides access to employment areas in Basingstoke and Reading, both of which are commutable distances The site has poor broadband coverage (<2Mb/s) but falls within the area predicted to receive NGA coverage of up to 40Mbps by 2015.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant Likelihood: uncertain Scale: local Timescale: short term Duration: permanent 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?	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/+/? Development on this site will not result in the loss of any employment land. There are no indications that this site would involve any commercial premises. The railway station provides access to employment areas in Basingstoke and Reading, both of which are commutable distances The site has poor broadband coverage (<2Mb/s) but falls within the area predicted to receive NGA coverage of up to 40Mbps by 2015.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant	
14) To enhance	• Will it retain or improve retail	• Anything other than housing proposed that	0 There is currently no indication		

the 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	would be attractive to visitors	that this site would incorporate anything other than housing that would be attractive to 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?	• Harm heritage assets – archaeology • Heritage assets - general	+/- The site is considered to have a low impact on areas of archaeological interest. There are no archaeological sites currently recorded within the site. Survey in the wider area suggests that there is some low archaeological potential for sites as yet unrecorded. The conservation area of Bramley Green is characterised by the open space of the common set against the backdrop of open countryside to the north. This context and setting are fundamental to the character and setting of the conservation area. Important views and vistas across the countryside to the north have been identified in the conservation area appraisal. These would be lost as a result of development of this site.	Likelihood: certain Scale: local - national Timescale: short term Duration: unknown Significance: not considered to be very significant Likelihood: certain Scale: local - national Timescale: long term Duration: permanent Significance: significant	Possible to mitigate areas of archaeological 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 rural setting of The Barracks and Rose Cottage (included on the local list) and the setting of Green Farm, including a grade II listed granary would be irreparably harmed by development of this site.		
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	• Contamination • Greenfield site	-/+/? Greenfield site. From historic maps and aerial photos on GIS the site appears to have only been agricultural land in the past. Although it is in close proximity to previous MOD land it is unlikely that this has impacted upon the site. Given the use of the majority of the site for agriculture the presence of contaminants associated with this industry cannot be discounted. The assessment of many of these issues are largely design dependent and at it is not possible to assess these at this stage.	Likelihood: certain that Greenfield land would be used Scale: local Timescale: within Local Plan period Duration: permanent Significance: significant Likelihood: uncertain Scale: local -global Timescale: short-long term Duration: permanent Significance: unknown	Consider efficiency of resource use in design and layout of the development. Some remedial measures may be required to ensure that any identified contamination does not pose an unacceptable risk to human health.

	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	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	0/0 There is existing development to the west and along part of the southern boundary of the site. Bramley Green to the south provides some separation of the site from existing built form: this feature could result in any development appearing partially isolated, but could be addressed through siting and layout. Development of the site would	Likelihood: certain Scale: local Timescale: short-long term Duration: temporary Significance: Likelihood: certain Scale: local Timescale: short-long	Careful design master planning would be needed to ensure that the site does not form an isolated development

	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?		not lead to the coalescence of existing settlements as there are none beyond this part of Bramley that would be affected. An increase in the local population may help to support local services and facilities.	term Duration: temporary Significance:	
18) To promote and improve access to open	• Will it maintain or improve public access to open space and the countryside? • Will it improve the	• Open space provision • Loss of open space or accessible countryside	+ New open space and play provision would be required on site to meet the needs of the additional residents as existing facilities do not have the	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant	

space and countryside	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?		capacity to accommodate the additional residents.		
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 crime and community safety cannot be determined at this stage.	Likelihood: uncertain Scale: local Timescale: short term Duration: unknown Significance: insignificant – can be overcome.	Subject to design and layout
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	• Health/social care capacity • Open space provision • Noise pollution • Un-neighbourly uses	0/++/0 There is insufficient capacity at present but there is scope to accommodate growth through expansion of existing facilities or by on-site provision of new facilities such as GP provision and additional pressure on hospital parking and treatment. The site is unaffected by noise pollution. The majority of the site is	Likelihood: Scale: Timescale: Duration: Significance:	

	'liveable' neighbourhoods • Will it improve air quality? • Will it decrease noise pollution near residential areas?		within the outer consultation zone surrounding AWE Tadley. The ONR has stated that they would be unlikely to 'advise against' such a scale of development in Bramley but that this 'demographic' advice would only be valid if the emergency authorities do not raise any concerns.		
Conclusion: The development of this site would have the negative effect of resulting in the loss of green field land but in the absence of a sufficient supply of brown field sites it is acknowledged that green field land will be required to meet the borough's housing need. Developing the site is likely to have a positive effect on the social and environmental objectives of the SA in terms of providing a range of sizes and types of housing and also protecting and enhancing local biodiversity, as the site is not constrained in this regard, Development would, however, potentially have a strongly negative impact in relation to protecting and enhancing distinctive and high quality features of the local built environment due to the impact on Bramley Green Conservation Area, BOLIs and a Grade II Listed Building. A further negative impact relates to flood risk, given that Flood Zones 2 and 3 run through the site and part of the site is within a Critical Drainage Area. There is also concern that the sewerage network capacity in this area is unlikely to be able to support the demand anticipated from this development. However, there are opportunities to site and design any development to avoid adverse impacts and further investigation would be required in respect of sewerage infrastructure to address the impact. In terms of the objective of creating sustainable settlements, there is also potential for the development to be isolated, although this could be addressed through siting and layout. Development of the site would largely have a neutral impact on economic objectives – it does not entail the loss of any employment land, and the railway station provides access to employment areas in Basingstoke and Reading. There is no indication that the site would provide new commercial development opportunities, and the site does not have high broadband speeds at present to support working from home. In terms of the objective of improving sustainable accessibility to all services and facilities, the site's impact was considered to be neutral, recognising both the local services and rail links but also the impact of development on the local highway network, particularly the railway crossing. Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes ensuring that the siting and design of the development respects the landscape character of the area and is therefore restricted to the lower lying land closer to the southern and western boundaries; mitigating any impact on the identified heritage assets; and avoiding areas at risk of future surface water and localised flooding. Adequate infrastructure is required to be provided including general transport improvements, provision of affordable housing and appropriate green infrastructure and open space/recreational provision. Development must also be of a sustainable design and construction.					

Detailed Site Appraisal: OV002 Overton Hill, London Road

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	+/- The site has the potential to increase housing supply by some 120 new dwellings. A site of this size could provide a range of sizes and types to provide choice and meet a range of needs. At this stage it is not known whether the site would meet certain housing needs. Furthermore the sustainability of any new housing will be dependent on other policies/implementation. There are no designated employment sites in Overton although the site has good	Likelihood: high Scale: local Timescale: medium-longer term Duration: permanent Significance: significant The certainty of any new housing meeting housing needs will be subject to implementation of other policies such as affordable housing, housing mix etc.	Development on the site should be of a sustainable design and construction to ensure that the housing is sustainable. Affordable housing/housing mix policies required to ensure housing provision meets identified need. The needs of gypsies and travellers need to be addressed.

	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?		accessibility to employment opportunities in Basingstoke by public transport. The site is within commuting distance of employment areas such that it would integrate with employment needs. The Rural Housing Study indicates high levels of demand for private housing and affordable housing. The Council's Housing Register shows 115 households in need of housing in Overton (this includes transfers). Development of the site does not meet 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? • Will it provide better opportunities to improve skills/achievements/employment, particularly within the most deprived wards of the Borough?	Within 7 most deprived areas of Borough	0 Development of this site would not have a direct impact on deprivation and inequality.		
3) To reduce and minimise emissions of greenhouse gases and manage	• Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional emissions targets?	• Renewable energy • Accessibility	-/?/++ Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. The site has some local	Likelihood: certain Scale: global Timescale: long term Duration: permanent Significance: significant Likelihood: high	Sustainability/energy efficiency of new housing could be improved through design and technology –through policy or masterplanning of site.

the impact of climate change	- Does it incorporate and/or promote the use of renewable energy technologies? - Will it mitigate the effects of climate change?		accessibility to the centre of the village and primary school, with the rail station being nearby. Some improvements required to walking and cycling links. Site is likely to result in moderate car journeys. The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralised energy.	Scale: local / borough Timescale: long term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: global Timescale: long term Duration: permanent Significance: significant	Seek to ensure renewable energy and/or decentralized energy provided on site.
(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?	Biodiversity	0 The majority of the site is considered to be of low biodiversity value given current agricultural use. There are no designated sites within the site boundaries, but the R. Test SSSI and associated habitat is adjacent. Within the site, there is a fairly wide margin of uncultivated land along the northern edge of the site of potential biodiversity value and this will be important in buffering the River Test SSSI from the effects of any development. There would be potential to enhance the biodiversity value of this area. Subject to development only occurring within intensively-managed agricultural areas and subject to appropriate mitigation to prevent	Likelihood: uncertain Scale: local/national Timescale: short-long term Duration: permanent Significance: potentially significant	Mitigation may be possible with careful design and compensation measures. 8 metres required to the main river as a minimum. However given the River Test is a SSSI, this buffer zone may need to be larger.

			hydrological / diffuse pollution issues affecting the River Test, an assessment of neutral is given.		
(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?	- Landscape character, diversity - Agricultural land - minerals	+/-/? Assessed as having a high capacity for development within the Landscape Capacity Study. Development should be kept to the lower slopes near to the western and northern boundaries. 76% of the site classified as Grade 3a (good quality), 22% of the site is classified as Grade 3b (moderate quality). The north western part of the site falls within a Mineral Consultation Area for sharp sand and gravel but is not considered to be an overriding constraint to development.	Likelihood: certain Scale: local Timescale: short term-long term Duration: permanent Significance: potentially significant Likelihood: certain Scale: local/national Timescale: short-long term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: unknown	Retention of open space adjacent to the countryside and the provision of open space within the developed area would help to retain the landscape and visual amenity of the area. Further survey work is required to investigate the quality of agricultural land. Further investigation of mineral reserves will be required to be submitted to the Minerals Planning Authority to allow for the assessment of the viability of the reserves and potential for prior extraction in that location.
(6) To maintain and improve the quality of water resources	Will it maintain or improve the water quality of controlled waters including rivers, streams, ditches, ponds, lakes and	- Water quality - Pollution of water source - Adequate water supply - Adequate sewerage infrastructure	-/0/++/? There is 95% confidence that there would be no overall deterioration in the Water Framework Directive band status.	Likelihood: fairly certain Scale: local Timescale: immediate Duration: during Plan period	Monitoring of water quality is necessary. Prior to development commencing, a new discharge consent must be issued by the

in the Borough	groundwater?		A small area of the southern part of the site is Source Protection Zone 2 which would not be a significant issue with regard to water pollution subject to compliance with groundwater protection policy. South East Water's Water Resource Management Plan sets out how water will be provided up to 2020. The Water Cycle Study identifies that Overton would be approaching or breaching the STW flow consent if the population increase tested was to come forward and Southern Water have stated that this site could drain to SWS Overton wastewater treatment works which currently has insufficient capacity to accept the flows but SWS is not aware of any environmental constraints that would stop the expansion of the current works, subject to consent from the Environment Agency.	Significance: significant Likelihood: fairly certain Scale: local Timescale: short-long term Duration: immediate Significance: uncertain Likelihood: certain Scale: local Timescale: longer term Duration: short-long term Significance: significant Likelihood: highly likely Scale: local/settlement Timescale: medium – lead in time required to upgrade infrastructure Duration: uncertain Significance: significant	EA to ensure the additional sewage effluent is treated to the required standard in the interests of water quality.
7) To	Will it reduce the	Flooding	++/?	Likelihood: certain	Surface water must be

reduce the risk of flooding and the resulting detriment to the local community, environment and economy	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?	• permeability of the soil	The site is situated wholly within Flood Zone 1. The site is outside of and is not Upstream of a Critical Drainage Area. There is no record of groundwater or localised flooding within the site. The site is not at risk of future surface water flooding in a 1 in 200 year event. The site has a very low standard percentage runoff. Subject to a surface water/drainage strategy this is not deemed to be a significant constraint to development.	Scale: local Timescale: short term Duration: temporary Significance: significant	managed on site as part of a strategy.
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	• Site accessible by range of transport • Enable transport linkages • Opportunity for new local services	+/-/? The site links to existing areas and has accessibility to local services where walking and cycling are possible. Some improvements required to existing walking and cycle links. Railway station is convenient but car journeys will be moderate. The Transport Assessment/Model indicates that there will be no wider benefits in terms of transport	Likelihood: certain Scale: local Timescale: short term Duration: permanent Significance: significant	Financial contributions would be required to ensure sufficient community, sports, waste facilities.

	inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?		linkages or new facilities/infrastructure. There is insufficient capacity at some of the community facilities.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent 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?	• Site potential to be accessible by extending transport network • Opportunity to provide new/improved infrastructure	0 There will be no wider benefits for other sites/users in terms of transport linkages or new facilities/infrastructure		
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough,	• 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	• Capacity in primary schools • Capacity in secondary schools • New education provision?	- There is insufficient capacity at local primary and secondary schools.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant	Contributions towards additional provision may be required.

and personal development.	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	• Will it entail the loss of any employment land • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/+ Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by walk, cycle, bus, car and train. Currently excellent broadband	Likelihood: certain Scale: local/settlement Timescale: short term Duration: permanent Significance: unlikely to be significant Likelihood: fairly	

	provide a sufficient supply of employment land to meet the needs of existing businesses and attract inward investment?		coverage and predicted to receive NGA coverage up to 40 Mbs by 2015.	certain Scale: local Timescale: medium term Duration: permanent Significance: insignificant	
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	- Will it entail the loss of any employment land? - Will it incorporate any commercial premises - Is there good broadband access - Proximity to employment?	0/+ Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by walk, cycle, bus, car and train. Currently excellent broadband coverage and predicted to receive NGA coverage up to 40 Mbs by 2015.	Likelihood: certain Scale: local/settlement Timescale: short term Duration: permanent Significance: unlikely to be significant Likelihood: fairly certain Scale: local Timescale: medium term Duration: permanent Significance: insignificant	

	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?	- Will it entail the loss of any employment land? - Will it incorporate any commercial premises - Is there good broadband access - Proximity to employment?	0/+ Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by walk, cycle, bus, car and train. Currently excellent broadband coverage and predicted to receive NGA coverage up to 40 Mbs by 2015.	Likelihood: certain Scale: local/settlement Timescale: short term Duration: permanent Significance: unlikely to be significant Likelihood: fairly certain Scale: local Timescale: medium term Duration: permanent 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	Anything other than housing proposed that would be attractive to visitors	0 There is no indication at this stage that the site would incorporate anything other than housing that would be attractive to visitors.		
15) To protect and	Will it promote and maintain an	Harm heritage assets – archaeology	?/- Low/medium potential for	Likelihood: uncertain regarding	Potential mitigation of archaeological

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?	• Heritage assets - general	impact on archaeological interest. Part of the site lies within, and directly adjoins the Overton Conservation Area. Grade II listed buildings lie within close proximity of the north western corner of the site.	archaeological interest Scale: local-national Timescale: short term Duration: permanent Significance: potentially significant	concerns following field work.
16) To	• Will it use water	• Contamination	-/?		

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	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	• Greenfield site	Greenfield site but no record of contamination. The assessment of many of these issues are largely design related so are unable to be assessed at this stage.	Likelihood: certain than greenfield site would be used Scale: local Timescale: within Local Plan period Duration: permanent Significance: significant Likelihood: uncertain impact on resource use Scale: local-global Timescale: short-long term Duration: permanent Significance: unknown	Consider efficiency of resource use in design and layout of the development.

	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	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	+/? Development of this site would not lead to coalescence of settlements as there are none beyond this part of Overton that would be affected. The site extends north and eastwards beyond the existing settlement of Overton does impact upon the setting of the Overton Conservation Area. Development would therefore have a limited relationship to the existing settlement in terms of form, scale and character. There is potential to mitigate if the extent of development within the site is restricted. There has been recent development to the south, and would therefore not lead to an isolated form of development. However, the impact of further development on community cohesion should be considered.	Likelihood: certain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant	Impact dependent on siting, layout, scale, character and landscape design. Consider further impact on community stability/cohesion given the recent development at Overton Hill.

	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 unknown at this stage whether any development of the site would provide new facilities or services.	Likelihood: uncertain Scale: local Timescale: unknown Duration: unknown Significance: potentially 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	• Open space provision • Loss of open space or accessible countryside	? There is a newly provided neighbourhood park on Overton Hill, and the site of the neighbourhood equipped play area to be provided at the bottom of Overton Hill. Facilities do not currently have the capacity to fully accommodate the needs of additional residents generated by the site.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: unknown	Need to ensure that the open space and play needs of new residents could be accommodated by some on site provision of open space and contributions towards additional equipment for the new Overton Hill play area.

	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 impact on crime and community safety cannot be determined 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 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?	- Health/social care capacity - Open space provision - Noise pollution - Un-neighbourly uses	0/?/++ There is adequate healthcare capacity to serve the site or there are plans in place to improve the infrastructure. Newly provided neighbourhood park adjacent to the site, and neighbourhood equipped play area to be provided at the bottom of Overton Hill. Site of sufficient size to provide open space. The site is not subject to unacceptable noise pollution, and is not close to an unneighbourly use.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: uncertain Likelihood: unlikely Scale: local Timescale: short term Duration: temporary Significance: insignificant	Financial contributions are likely to be sought.

Conclusion: The development of this site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. Developing the site for housing is unlikely to lead to any overriding negative effects although some negative effects were identified, particularly relating to the environmental SA objective which seek to protect and enhance the distinctive and high quality features of the local built environment. This is due to part of the site lying within and adjoining the Overton Conservation Area, and the listed buildings which lie within close proximity of the site. The River Test SSSI and its associated habitat lie to the north, and therefore there may be a potential impact in terms of protecting and enhancing local biodiversity. However, there are opportunities to site and design development to address some of the potential adverse impacts. The site's main positive contribution is the opportunity to provide a range of size and types of new housing in a location accessible to local services and facilities, and Overton railway station to enable commuting to employment in Basingstoke and Andover. However, it was identified that moderate car journeys are likely to result. The SA identified some uncertainty regarding infrastructure and service provision, and its effect in respect of social objectives such as improving educational attainment.

Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This would include ensuring that the siting and design of the development avoids constrained or inappropriate areas for development including areas of biodiversity interest (such as the area of uncultivated land which is important in buffering the River Test SSSI); areas of landscape sensitivity (in order to help retain the landscape and visual amenity of the area); and heritage assets (in order to preserve the character and appearance of the Conservation Area and setting of the listed buildings) ; and ensuring adequate infrastructure is provided on site including affordable housing and open space and play provision which will meet the needs of the additional residents. Off site contributions should be sought towards local education provision and community facilities. Developing the site should also be subject to a groundwater protection policy and a surface water and drainage strategy. Furthermore, it is a requirement for the development of the site to be the subject to a new discharge consent by the EA to ensure the additional sewage effluent is treated to the required standard. Development must be of a sustainable design and construction.

Detailed Site Appraisal: OV003 Land west of Kingsclere Road

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	+/?/- The submission from the landowner indicates that site has the potential to increase housing supply by some 150 new dwellings although this has yet to be verified. A site of this size could provide a range of sizes and types to provide choice and meet a range of needs. At this stage it is not known whether the site would meet certain housing needs. Furthermore the sustainability of any new housing will be dependent on other policies/implementation. There	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: significant The certainty of any new housing meeting housing needs will be subject to implementation of other policies such as affordable housing, housing mix etc.	Development on the site should be of a sustainable design and construction to ensure that the housing is sustainable. Affordable housing/housing mix policies required to ensure housing provision meets identified need.

	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?		are no designated employment sites in Overton although the site has good accessibility to employment opportunities in Basingstoke by public transport. The site is within commuting distance of employment areas such that it would integrate with employment needs. The Rural Housing Study indicates high levels of demand for private housing and affordable housing. The Council's Housing Register shows 115 households in need of housing in Overton (this includes transfers). Development of the site does not meet the specific housing needs of gypsies and travellers.		The needs of gypsies and travellers need to be addressed.

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?	Within 7 most deprived areas of Borough	0 Development of this site would not have a direct impact on deprivation and inequality.		
3) To reduce and minimise emissions of greenhouse gases and manage	• Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional emissions targets?	• Renewable energy • Accessibility	-/?/++ Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. The site is on the edge of the village but is still close to the	Likelihood: certain Scale: global Timescale: long term Duration: permanent Significance: significant Likelihood: high Scale: local / borough	Sustainability/energy efficiency of new housing could be improved through design and technology – include through policy or masterplanning of site.

the impact of climate change	- Does it incorporate and/or promote the use of renewable energy technologies? - Will it mitigate the effects of climate change?		centre of village and primary school. Walking and cycling is possible and station is convenient. Site has probability of moderate to high car use of car journeys. The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy.	Timescale: long term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: global Timescale: long term Duration: permanent Significance: significant	Seek to ensure renewable energy and/or decentralized energy provided on site.
(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?	Biodiversity	0 The majority of the site is of low biodiversity value given current arable agricultural use. However, Court Drove Woodland Strip SINC lies within the site along the part of the western boundary, which would be vulnerable to additional pressure of recreation, fly-tipping etc if the site is developed for housing, unless these issues are managed and a substantial landscape / habitat buffer is incorporated around the woodland. The site is also within 100 m of the River Test SSSI, which, given footpath locations, could be subject to increased recreational pressure.	Likelihood: uncertain Scale: local/national Timescale: short Duration: permanent Significance: potentially significant	Subject to development safeguarding the SINC with a substantial buffer new habitat and additional greenspace to absorb more intensive types of recreation.
(5) To protect and enhance	Will it protect areas of highest landscape value?	- Landscape character, diversity - Agricultural land	-/-/0 Assessed as having a low capacity for development	Likelihood: fairly certain	

the distinctiveness and 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?	minerals	within the Landscape Capacity Study. This area could not accommodate areas of new development without significant impacts on landscape character and there are a number of landscape constraints that would not be easily mitigated. 50% of the site is classified as grade 3a (high grade) and 50% of the site is classified as grade 3b (low grade). There are no known mineral constraints associated with this site.	Scale: local-national Timescale: short term - long term Duration: permanent Significance: significant Likelihood: certain Scale: local-national Timescale: short-long term Duration: permanent Significance: potentially 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?	- Water quality - Pollution of water source - Adequate water supply - Adequate sewerage infrastructure	?/++/++/? Given the scale of development proposed a separate Water Cycle Study is not required. Subject to new discharge consents (for water treatment works) to improve the effluent discharged, the development would not have a negative impact on water quality. The site is not within a Source Protection Zone and therefore the risk of polluting a water source is limited.	Likelihood: fairly certain Scale: local Timescale: medium – lead-in for infrastructure upgrade required Duration: during Plan period Significance: significant Likelihood: fairly certain Scale: local Timescale: immediate	Monitoring of water quality is necessary. Prior to development commencing, a new discharge consent must be issued by the EA to ensure the additional sewage effluent is treated to the required standard in the interests of water quality.

			South East Water's Water Resource Management Plan sets out how water will be provided up to 2020. The Water Cycle Study identifies that Overton would be approaching or breaching the STW flow consent if the population increase tested was to come forward and Southern Water have stated that this site could drain to SWS Overton wastewater treatment works which currently has insufficient capacity to accept the flows but SWS is not aware of any environmental constraints that would stop the expansion of the current works, subject to consent from the Environment Agency.	Duration: short-long term Significance: insignificant Likelihood: certain Scale: local Timescale: longer term Duration: up to 2020 Significance: significant Likelihood: highly likely Scale: local/settlement Timescale: medium – lead in time required to upgrade infrastructure Duration: uncertain Significance: significant	
7) To reduce the risk of flooding and the resulting detriment to the local	- 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	- Flooding - permeability of the soil	-/? Flood Zone 2 runs through the site, although the site is predominantly within Flood Zone 1. The site is not within or Upstream of a Critical Drainage Area and there is no record of groundwater flooding	Likelihood: uncertain Scale: local Timescale: short term Duration: temporary Significance: significant	The sequential test should be applied in the first instance and if there are no alternative sites, the sequential approach should be applied and the risks should be

community, environment and economy	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?		or localised flooding. Parts of the site (not significant areas) are identified as being at risk of future surface water flooding in a 1 in 200 year event to a depth of 300 and 100ml. This area has a very low standard percentage runoff leading to very low greenfield runoff rates. If this area is developed it may not be possible to infiltrate all the runoff generated as a result of additional impermeable surfaces. Subject to a surface water/drainage strategy this is not deemed to be a constraint to development.		addressed through adequate mitigation as follows: Flood plain should be safeguarded. No development permitted in Flood Zone 2. Avoid development in areas at future risk of surface water flooding. Surface water must be managed on site as part of a strategy.
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	• Site accessible by range of transport • Enable transport linkages • Opportunity for new local services	+/-/? The site is located on the edge of village but is local to centre of village and primary school. Some improvements required to walking and cycling links. Station is convenient but site has probability of moderate to high car use of journeys. The Transport Assessment/Model indicates that the scale of site would add significant trips onto village centre junctions and central parking capacity limited. Little scope for expansion of main junctions network and no cross routes exist away from the centre. Potential for more rail	Likelihood: certain Scale: local Timescale: short term Duration: permanent Significance: significant	Financial contributions would be required to ensure sufficient community, sports, waste facilities.

	access? • Will it improve access to broadband?		journeys to major towns. There will be no wider benefits for other sites/users in terms of transport linkages or new facilities/infrastructure. There is insufficient capacity at some of the community facilities.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent 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?	• Site potential to be accessible by extending transport network • Opportunity to provide new/improved infrastructure	0 There will be no wider benefits for other sites/users in terms of transport linkages or new facilities/infrastructure.		
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the	• 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?	• Capacity in primary schools • Capacity in secondary schools • New education provision?	- There is insufficient capacity at local primary and secondary schools.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant	Contributions towards additional provision may be required.

Borough, and personal development.	• 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 entail the loss of any employment land • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/+ Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by walk, cycle, bus, car and train.	Likelihood: certain Scale: local/settlement Timescale: short term Duration: permanent Significance: unlikely to be significant	

	Will it maintain or provide a sufficient supply of employment land to meet the needs of existing businesses and attract inward investment?		Currently excellent broadband coverage and predicted to receive NGA coverage up to 40 Mbs by 2015.	Likelihood: fairly certain Scale: local Timescale: medium term Duration: permanent Significance: insignificant	
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?	- Will it entail the loss of any employment land? - Will it incorporate any commercial premises - Is there good broadband access - Proximity to employment?	0/+ Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by walk, cycle, bus, car and train. Currently excellent broadband coverage and predicted to receive NGA coverage up to 40 Mbs by 2015.	Likelihood: certain Scale: local/settlement Timescale: short term Duration: permanent Significance: unlikely to be significant Likelihood: fairly certain Scale: local Timescale: medium term Duration: permanent Significance: insignificant	
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	- Will it entail the loss of any employment land? - Will it incorporate any commercial premises - Is there good broadband access - Proximity to employment?	0/+ Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would	Likelihood: certain Scale:	

	sustainable development?		incorporate commercial premises, however, the site is accessible to a number of employment areas by walk, cycle, bus, car and train. Currently excellent broadband coverage and predicted to receive NGA coverage up to 40 Mbs by 2015.	local/settlement Timescale: short term Duration: permanent Significance: unlikely to be significant Likelihood: fairly certain Scale: local Timescale: medium term Duration: permanent 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	Anything other than housing proposed that would be attractive to visitors	0 There is no indication at this stage that the site would incorporate anything other than housing that would be attractive to 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	- Harm heritage assets – archaeology - Heritage assets - general	?/-- Medium potential for impact on archaeological interest. The site adjoins the northern boundary of the Overton	Likelihood: uncertain regarding archaeological interest Scale: local-national Timescale: short term Duration: permanent Significance: significant Likelihood: Fairly certain	Potential for the mitigation of archaeological concerns following fieldwork.

	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?		Conservation Area whose setting would be harmed by the development of the site. It also lies close to the north of a number of listed buildings and development of the site would harm the setting of those listed buildings.	Scale: local Timescale: immediate Duration: permanent Significance: significant	
16) To improve the efficiency of resource use, including re-using previously developed	• Will it use water more efficiently? • Will it reduce water consumption? • Will it result in a reduction in the amount of waste requiring treatment	• Contamination • Greenfield site	-/? Greenfield site but no record of contamination.	Likelihood: certain that greenfield site would be used Scale: local Timescale: within Local Plan period Duration: permanent Significance: significant	

land, existing buildings and materials, and encouraging the maximum use of sustainable design and construction technologies	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 assessment of many of these issues are largely design related so are unable to be assessed at this stage.	Likelihood: uncertain impact on resource use Scale: local-global Timescale: short-long term Duration: permanent Significance: unknown	Consider efficiency of resource use in design and layout of the development.

	• 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	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	-/? Development of this site would result in a site that is isolated from the main parts of the village. There are a number of paddocks, cemetery, church grounds and larger garden plots to the south of the site, which provide separation from the main village. However, it is not considered that the proposal would lead to coalescence of two settlements. The site does not relate well to the existing settlement in terms of form, scale and character and would not create a more integrated settlement. The site would be visually prominent and harm important elements which contribute to the character of the village including the setting of the adjoining Overton Conservation Area and nearby listed buildings. The Overton VDS states that the landscape setting of buildings within the conservation area such as St Marys Church should be respected, and that the views of St Marys Church must be safeguarded. It is unknown at this stage	Likelihood: fairly certain Scale: local Timescale: short-long term Duration: unknown Significance: significant Likelihood: uncertain	

	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?		whether any development of the site would provide new facilities or services.	Scale: local Timescale: unknown Duration: unknown Significance: potentially 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?	• Open space provision • Loss of open space or accessible countryside	? There is a shortage of freely accessible open space and play provision in Overton. The nearest open space/ play provision in Overton is at Foxdown but it would not have the capacity to accommodate the needs of the new residents. Other open space and play areas are over 700m from the site. Site of sufficient size to provide open space.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: unknown	On-site provision and contributions towards the improvement of existing provision may be required.
19) To improve community safety by reducing crime, the fear of	• Will it reduce opportunities for crime (e.g. through design and layout)? • Will it reduce antisocial		0 The impact on crime and community safety cannot be determined at this stage.		

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?	- Health/social care capacity - Open space provision - Noise pollution - Un-neighbourly uses	0/?/- There is adequate healthcare capacity to serve the site or there are plans in place to improve the infrastructure. There is a shortage of freely accessible open space and play provision in Overton. The nearest open space/ play provision in Overton is at Foxdown but it would not have the capacity to accommodate the needs of the new residents. Other open space and play areas are over 700m from the site. Site of sufficient size to provide open space. Part of the site closest to the railway line is likely to fall within Noise Exposure Category C where planning permission should not normally be granted. Where there are no quieter sites are available, conditions should be imposed to ensure a commensurate level of protection against noise.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: uncertain Likelihood: uncertain Scale: local Timescale: short term Duration: temporary Significance: insignificant	Financial contributions are likely to be sought. Further investigation will be required to assess noise impact and propose mitigation measures if necessary. Prudent for any future developer to measure ambient noise levels and identify any necessary mitigation measures.

Conclusion: The development of this site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. Developing the site for housing would have some potentially significant negative effects, particularly relating to the environmental and social objectives of the sustainability appraisal which aim to avoid the risk of flooding; protect and enhance the local landscape and the local built environment; and create and sustain vibrant settlements and communities. This is due to the presence of the floodplain which runs through the site; significant landscape constraints; the impact on the setting of Overton Conservation Area and heritage assets such as St Mary's Church; and the relationship of the site to the existing settlement. These potentially significant negative impacts may be difficult to overcome through the detailed design and layout of the development. Some further negative effects were identified including noise exposure due to the site's proximity to the railway line. However, this is not considered to be an overriding effect. The main positive impacts of the site are the provision of new housing and the site's proximity to the centre of the village and primary school, although there is a probability of moderate to high car journeys resulting. The SA identified some uncertainty regarding infrastructure and service provision, and its effect in respect of social objectives such as improving educational attainment.

Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that sustainable development is achieved. This includes ensuring that the siting and design of the development avoids constrained or inappropriate areas for development including areas which are at risk from flooding, areas of landscape sensitivity and biodiversity interest, areas affected by noise from the railway line, and areas affecting the setting of the listed buildings and Conservation Area which lies to the south; ensuring adequate infrastructure is provided on site including appropriate affordable housing and open space and play provision to avoid additional recreation pressure on Court Drove Woodland Strip SINC; and ensuring off-site contributions towards the provision of community facilities and local education provision. A detailed allocation policy may include the requirement for the development of the site to be the subject to a new discharge consent by the EA to ensure the additional sewage effluent is treated to the required standard. Development must be of a sustainable design and construction.

Detailed Site Appraisal: OV004 Two Gate Lane

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	++/- The site has the potential to increase housing supply by some 150 new dwellings. A site of this size could provide a range of sizes and types to provide choice and meet a range of needs. At this stage it is not known whether the site would meet certain housing needs. Furthermore, the sustainability of any new housing will be dependent on other policies/implementation. There are no designated employment sites in Overton although the site has good	Likelihood: high Scale: local Timescale: short-long term Duration: permanent Significance: significant The certainty of any new housing meeting housing needs will be subject to implementation of other policies such as affordable housing, housing mix etc.	Development on the site should be of sustainable design and construction to ensure that the housing is sustainable. Affordable housing/housing mix policies required to ensure housing provision meets identified need. The needs of gypsies and travellers need to be addressed.

	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?		accessibility to employment opportunities in Basingstoke by public transport. The site is within commuting distance of employment areas such that it would integrate with employment needs. The Rural Housing Study indicates high levels of demand for private housing and affordable housing. The Council's Housing Register shows 115 households in need of housing in Overton (this includes transfers). Development of the site does not meet 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? • Will it provide better opportunities to improve skills/achievements/employment, particularly within the most deprived wards of the Borough?	Within 7 most deprived areas of Borough	0 Development of this site would not have a direct impact on deprivation and inequality.		
3) To reduce and minimise emissions of greenhouse gases and manage	• Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional emissions targets?	• Renewable energy • Accessibility	-/?/++ Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. The site has links to the village centre and has accessibility to	Likelihood: certain Scale: global Timescale: long term Duration: permanent Significance: significant Likelihood: high	Sustainability/energy efficiency of new housing could be improved through design and technology – through policy or masterplanning of site. Seek to ensure

the impact of climate change	- Does it incorporate and/or promote the use of renewable energy technologies? - Will it mitigate the effects of climate change?		the local services. Some improvements required to walking and cycling links, train station is distant with no direct route, moderate car journeys are likely to result. The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralised energy.	Scale: local / borough Timescale: long term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: global Timescale: long term Duration: permanent Significance: significant	renewable energy and/or decentralized energy provided on site.
(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?	Biodiversity	0 The site is predominantly a grass ley of very low biodiversity value. There are no designated sites within the site boundaries, but there is an L-shaped tree plantation (20-40 m wide) along the eastern and southern boundaries of some value, which could be enhanced for biodiversity value through appropriate management. The boundary hedgerow should be retained.	Likelihood: uncertain Scale: local-national Timescale: short Duration: permanent Significance: potentially significant	Ensure plantation along the eastern and southern boundaries of the site is retained.
(5) To protect and enhance the distinctiveness and	- Will it protect areas of highest landscape value? - Will it protect and enhance the Borough's	- Landscape character, diversity - Agricultural land - minerals	+/-/0 Assessed as having a high capacity for development within the Landscape Capacity Study. Landscape constraints include higher land to the	Likelihood: certain Scale: local Timescale: short-long term Duration: permanent Significance:	In order to minimise impacts on the higher ground, development should be kept to the lower parts of the site to the north and west

quality of the local landscape, soils, geological and geomorphologic interests	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?		south-east which is adjacent to open countryside beyond. Post 1988 information indicates that 83% of the site is grade 3a (high grade), 15% as other. There are no known mineral constraints associated with this site.	potentially significant Likelihood: certain Scale: local/national Timescale: short-long term Duration: permanent Significance: potentially significant	adjacent to existing development. Further survey work is required to investigate the quality of 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?	• Water quality • Pollution of water source • Adequate water supply • Adequate sewerage infrastructure	-/?/++/? There is 95% confidence that there would be no overall deterioration in the Water Framework Directive band status. The very northern to the tip of the site is within SPZ2 which would not be a significant issue with regard to water pollution subject to compliance with groundwater protection policy. South East Water's Water Resource Management Plan sets out how water will be provided up to 2020.	Likelihood: fairly certain Scale: local Timescale: immediate Duration: during Plan period Significance: significant Likelihood: fairly certain Scale: local Timescale: short-long term Duration: immediate Significance: uncertain Likelihood: certain Scale: local Timescale: longer term	Monitoring of water quality is necessary. Prior to development commencing, a new discharge consent must be issued by the EA to ensure the additional sewage effluent is treated to the required standard in the interests of water quality.

			The Water Cycle Study identifies that Overton would be approaching or breaching the STW flow consent if the population increase tested was to come forward and Southern Water have stated that this site could drain to SWS Overton wastewater treatment works which currently has insufficient capacity to accept the flows but SWS is not aware of any environmental constraints that would stop the expansion of the current works, subject to consent from the Environment Agency.	Duration: up to 2020 Significance: significant Likelihood: highly likely Scale: local/settlement Timescale: medium – lead in time required to upgrade infrastructure Duration: uncertain 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	• Flooding • permeability of the soil	+/? The site is situated wholly within Flood Zone 1, outside of and is not Upstream of a Critical Drainage Area. There is no record of groundwater or localised flooding within the site. The site is not at risk of future surface water flooding in a 1 in 200 year event. The site has a very low standard percentage runoff and it may not be possible to infiltrate all the runoff generated as a result of additional impermeable surfaces. Subject to a surface	Likelihood: certain Scale: local Timescale: short term Duration: temporary Significance: significant	Surface water must be managed on site as part of a strategy.

	adequate provision of supporting water and sewerage infrastructure to support development?		water/drainage strategy this is not deemed to be a significant constraint to 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?	• Site accessible by range of transport • Enable transport linkages • Opportunity for new local services	+/-0/? The site is local to the village centre and primary school, and has accessibility to local services in the village. Some improvements required to walking and cycling links. Rail station is distant and no direct route. Moderate number of car journeys will result. The Transport Assessment/Model indicates that there will be no wider benefits in terms of transport linkages or new facilities/infrastructure. There is insufficient capacity at some of the community facilities.	Likelihood: certain Scale: local Timescale: short term Duration: permanent Significance: significant Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant	Financial contributions would be required to ensure sufficient community, sports, and waste 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	• Site potential to be accessible by extending transport network • Opportunity to provide new/improved infrastructure	0 The Transport Assessment/Model indicates that there will be no wider benefits in terms of transport linkages or new facilities/infrastructure.		

	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	- Capacity in primary schools - Capacity in secondary schools - New education provision?	- There is insufficient capacity at the local primary and secondary schools.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant	Contributions will be required towards the expansion of existing provision

	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?	- Will it entail the loss of any employment land - Will it incorporate any commercial premises - Is there good broadband access - Proximity to employment?	0/+ Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by walk, cycle, bus, car and train. Currently excellent broadband coverage and predicted to receive NGA coverage up to 40 Mbs by 2015.	Likelihood: certain Scale: local/settlement Timescale: short term Duration: permanent Significance: unlikely to be significant Likelihood: fairly certain Scale: local Timescale: medium term Duration: permanent Significance: insignificant	
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	- Will it entail the loss of any employment land? - Will it incorporate any commercial premises - Is there good broadband access - Proximity to employment?	0/+ Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of	Likelihood: certain Scale: local/settlement Timescale: short term Duration: permanent	

	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?		employment areas by walk, cycle, bus, car and train. Currently excellent broadband coverage and predicted to receive NGA coverage up to 40 Mbs by 2015.	Significance: unlikely to be significant Likelihood: fairly certain Scale: local Timescale: medium term Duration: permanent Significance: insignificant	
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?	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/+ Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by walk, cycle, bus, car and train. Currently excellent broadband coverage and predicted to receive NGA coverage up to 40 Mbs by 2015.	Likelihood: certain Scale: local/settlement Timescale: short term Duration: permanent Significance: unlikely to be significant Likelihood: fairly certain Scale: local Timescale: medium term Duration: permanent Significance: insignificant	
14) To enhance the	• Will it retain or improve retail facilities in the	• Anything other than housing proposed that would be attractive to	0 There is no indication at this stage that the site would		

attractiveness of the Borough to visitors	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	visitors	incorporate anything other than housing that would be attractive to 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	• Harm heritage assets – archaeology • Heritage assets - general	? Low potential for impact on archaeological interest. The site lies on rising ground to the east of the Overton Conservation Area. However, development would be at a sufficient distance such that any impact can be wholly mitigated against.	Likelihood: uncertain regarding archaeological interest Scale: local-national Timescale: short term Duration: unknown Significance: unknown	Potential of mitigation of archaeological concerns following fieldwork. Ensure that the design/layout of the development respects the character and appearance of the Conservation Area.

	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 • Greenfield site	-/? This is a greenfield site. Historic land use maps indicate that there is one small potentially infilled pit. The assessment of many of these issues are largely design related so are unable to be assessed at this stage.	Likelihood: certain that greenfield site would be used Scale: local Timescale: within Local Plan period Duration: permanent Significance: significant Likelihood: uncertain impact on resource use Scale: local-global Timescale: short-long term Duration: permanent Significance: unknown	Consider efficiency of resource use in design and layout of the development.

	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?	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	++/? The site is bound to the north and west by residential development and therefore would not be considered to result in an isolated settlement. Development of the site would not lead to coalescence of settlements. Site extends and rises eastwards beyond the existing settlement of Overton. Development would only moderately well relate to the existing settlement in terms of	Likelihood: certain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant	Impact dependent on siting, layout, scale, character and landscape design.

	• 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?		form, scale and character as most of Overton lies on lower ground. Potential to mitigate if the extent of development within the site is restricted. It is unknown at this stage whether any development of the site would provide new services or facilities.		
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	• Open space provision • Loss of open space or accessible countryside	? There is a shortage of freely accessible open space and play provision in Overton, with the nearest open space and play provision at Two Gate Lane but this provision does not have the capacity to	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: unknown	Need to ensure the provision of new open space as part of development through developer contributions.

e	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?		accommodate the needs of additional residents. There is scope to provide open space on-site.		
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 crime and community safety cannot be determined 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 healthcare facilities to meet the needs of older people? • Will it help to develop healthy and 'liveable'?	• Health/social care capacity • Open space provision • Noise pollution • Un-neighbourly uses	0/? There is adequate healthcare capacity to serve the site or there are plans in plans to improve the infrastructure. There is a shortage of freely accessible open space and play provision in Overton, with the nearest open space and play provision at Two Gate Lane but this provision does not have the capacity to accommodate the needs of additional residents. There is	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: uncertain Likelihood: unlikely	Financial contributions are likely to be sought. Further investigation will be required to assess noise impact and propose mitigation measures if necessary.

	neighbourhoods • Will it improve air quality? • Will it decrease noise pollution near residential areas?		scope to provide open space on-site. Some of the site is exposed to noise from the B3400 and the site is not within close proximity of an unneighbourly use.	Scale: local Timescale: short-long term Duration: temporary Significance: potentially significant	
Conclusion: The development of this site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. The development of the site is unlikely to lead to any significantly negative effects. Some potentially negative effects were identified however, including both impact on the rural character of the area, particularly its rural roads/lanes, and the distance of the site from facilities/services such as the train station and local school. The site mainly positively contributes towards economic objectives as it would not entail the loss of employment land, has good broadband speeds, and is within commuting distance of a number of employment areas (although the site is distant to the station). Furthermore, the site has some positive effects on the social and environmental objectives of the sustainability appraisal in terms of providing a range of housing to meet a range of needs; improving sustainability to services and facilities as the site is local to the centre of the village; and helping to create and sustainable vibrant settlement as the development of the site would not lead to an isolated development. The appraisal did, however, highlight a number of uncertainties particularly with respect to infrastructure provision. Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes ensuring that the siting and design of the development avoids constrained or inappropriate areas for development including areas of biodiversity interest and landscape sensitivity such as the L-shaped tree plantation and boundary hedgerow, and higher land adjacent to the countryside; ensuring that any development respects the rural character of the area including the rural roads/lanes and approach into Overton village; ensuring adequate infrastructure is provided on site including appropriate affordable housing and greenspace provision; securing off-site contributions towards the provision of primary and secondary education provision; and improvements to walking and cycling routes. Development should also be of a sustainable design and construction. Developing the site will also be subject to groundwater protection policy and provision of a surface water and drainage strategy. Furthermore, it is a requirement for the development of the site to be the subject to a new discharge consent by the EA to ensure the additional sewage effluent is treated to the required standard.					

Detailed Site Appraisal: OV006 Land off Pond Close

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	+/- The site has the potential to increase housing supply by some 200 dwellings. A site of this size could provide a range of sizes and types and meet a range of needs. At this stage it is not known whether the site would meet certain housing needs. Furthermore the sustainability of any new housing will be dependent on other policies/implementation. There are no designated employment sites in Overton although the site has good accessibility to employment	Likelihood: high Scale: local Timescale: short-long term Duration: permanent Significance: significant The certainty of any new housing meeting housing needs will be subject to implementation of other policies such as affordable housing, housing mix etc.	Development on the site should be of a sustainable design and construction to ensure the housing is sustainable. Affordable housing/housing mix policies required to ensure housing provision meets identified need.

	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?		opportunities in Basingstoke by public transport. The site is within commuting distance of employment areas such that it would integrate with employment needs. The Rural Housing Study indicates high levels of demand for private housing and affordable housing. The Council's Housing Register shows 115 households in need of housing in Overton (this includes transfers). Development of the site does not meet the specific housing needs of gypsies and travellers.		The needs of gypsies and travellers need to be addressed.

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?	Within 7 most deprived areas of Borough	0 Development of this site would not have a direct impact on deprivation and inequality.		
3) To reduce and minimise emissions of greenhouse gases and manage	• Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional emissions targets?	• Renewable energy • Accessibility	-/?/++ Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. The site is remote to the centre	Likelihood: certain Scale: global Timescale: long term Duration: permanent Significance: significant Likelihood: high	Sustainability/energy efficiency of new housing could be improved through design and technology – through policy or masterplanning of site. Seek to ensure

the impact of climate change	- Does it incorporate and/or promote the use of renewable energy technologies? - Will it mitigate the effects of climate change?		of village and other local services although walking and cycling is possible via a hilly route. Some improvements required to walking and cycle links. Railway station is remote. Site likely to result in moderate car journeys. The site has the potential to incorporate and/or promote the use of renewable technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy.	Scale: local / borough Timescale: long term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: global Timescale: long term Duration: permanent Significance: significant	renewable energy and/or decentralized energy provided on site.
(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?	Biodiversity	+ Much of the site is of low biodiversity value given its arable agricultural use and the presence of an abandoned farm storage and muck heap area which supports abundant, but common, ruderal plant species. There are no designated sites within the site boundaries	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant	Area of grassland / scrub should be safeguarded / improved within any development scheme.
(5) To protect and enhance the	- Will it protect areas of highest landscape value? - Will it protect and	- Landscape character, diversity - Agricultural land - minerals	+/-/? Assessed as having a medium/high capacity for development within the	Likelihood: uncertain Scale: local Timescale: short-long term	Opportunities to improve the existing edge of the settlement through landscaping,

distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	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?		Landscape Capacity Study. Landscape constraints include the interface with open countryside and the higher ground which is more prominent. 66% of the site is classified as Grade 3a, 33% as Grade 4 and 4% as other. The western half of the site falls within a Mineral Consultation Area for sharp sand and gravel resource but it is not considered to be an overriding constraint which would prevent the potential development of the site.	Duration: permanent Significance: potentially significant Likelihood: certain Scale: local/national Timescale: short-long term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: unknown	design and layout. Further survey work is required to investigate the quality of agricultural land. The sharp sand and gravel resource is not an overriding constraint which would prevent development of the site, although further investigation would be required.
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?	• Water quality • Pollution of water source • Adequate water supply • Adequate sewerage infrastructure	-/?/++/? There is 95% confidence that there would be no overall deterioration in the Water Framework Directive band status. The site is not within a Source Protection Zone although the site is underlain by a principal	Likelihood: fairly certain Scale: local Timescale: immediate Duration: during Plan period Significance: significant Likelihood: fairly certain - further investigation of	Monitoring of water quality is necessary. Prior to development commencing, a new discharge consent must be issued by the EA to ensure the additional sewage effluent is treated to the required standard in the interests of water quality.

			aquifer and as a result, the previous uses of this site make contamination likely. South East Water's Water Resource Management Plan sets out how water will be provided up to 2020. The Water Cycle Study identifies that Overton would be approaching or breaching the STW flow consent if the population increase tested was to come forward and Southern Water have stated that this site could drain to SWS Overton wastewater treatment works which currently has insufficient capacity to accept the flows but SWS is not aware of any environmental constraints that would stop the expansion of the current works, subject to consent from the Environment Agency.	contamination required Scale: local Timescale: immediate Duration: short-long term Significance: uncertain Likelihood: certain Scale: local Timescale: longer term Duration: up to 2020 Significance: significant Likelihood: highly likely Scale: local/settlement Timescale: medium – lead in time required to upgrade infrastructure Duration: uncertain Significance: significant	
7) To reduce the risk of	Will it reduce the vulnerability to all types of flooding?	- Flooding - permeability of the soil	+/? The site is situated wholly within Flood Zone 1, outside of	Likelihood: certain Scale: local Timescale: short term	The sequential test should be applied in the first instance and if

flooding and the 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?		and is not Upstream of a Critical Drainage Area. There is no record of groundwater flooding or localised flooding within the site. Parts of the site (although not significant areas) are identified as being at risk of future surface water flooding in a 1 in 200 year event at a depth of 100 and 300ml This area has a very low standard percentage runoff. If this area is developed it may not be possible to infiltrate all the runoff generated as a result of additional impermeable surfaces (hard standing etc). Subject to a surface water/drainage strategy this is not deemed to be a significant constraint to development.	Duration: temporary Significance: significant	there are no alternative sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows: Avoid development in areas at risk of future surface water flooding. Surface water needs to be managed as part of any development strategy
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?	• Site accessible by range of transport • Enable transport linkages • Opportunity for new local services	-/0/? The site is remote to the village centre and other services although walking and cycling possible by hilly route. Some improvements required to existing walking and cycling links. Railway station is remote. Site likely to result in moderate car journeys. The Transport Assessment/Model indicates that local roads are affected by local congestion. Village centre roads are narrow but help to	Likelihood: certain Scale: local Timescale: short term Duration: permanent Significance: significant	Financial contributions would be required to ensure sufficient community, sports, and waste facilities.

	• Does it include provision for extending remote access? • Will it improve access to broadband?		maintain low speeds. There will be no wider benefits for other sites/users in terms of transport linkages or new facilities/infrastructure. There is insufficient capacity at some of the community 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?	• Site potential to be accessible by extending transport network • Opportunity to provide new/improved infrastructure	0 There will be no wider benefits for other sites/users in terms of transport linkages or new facilities/infrastructure.		
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and	• 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	• Capacity in primary schools • Capacity in secondary schools • New education provision?	- There is insufficient capacity at local primary and secondary schools.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant	Contributions towards additional provision may be required.

personal development.	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	• Will it entail the loss of any employment land • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/+ Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises. The site is accessible to a number of employment areas by walking cycling and bus route, and by train although the site is remote to the rail station. Therefore moderate car	Likelihood: certain Scale: local/settlement Timescale: short term Duration: permanent Significance: unlikely to be significant Likelihood: fairly certain	

	supply of employment land to meet the needs of existing businesses and attract inward investment?		journeys are likely to result. Currently good/excellent broadband coverage.	Scale: local Timescale: medium term Duration: permanent Significance: insignificant	
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?	- Will it entail the loss of any employment land? - Will it incorporate any commercial premises - Is there good broadband access - Proximity to employment?	0/+ Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises. The site is accessible to a number of employment areas by walking cycling and bus route, and by train although the site is remote to the rail station. Therefore moderate car journeys are likely to result. Currently good/excellent broadband coverage.	Likelihood: certain Scale: local/settlement Timescale: short term Duration: permanent Significance: unlikely to be significant Likelihood: fairly certain Scale: local Timescale: medium term Duration: permanent Significance: insignificant	
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?	- Will it entail the loss of any employment land? - Will it incorporate any commercial premises - Is there good broadband access - Proximity to employment?	0/+ Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial	Likelihood: certain Scale: local/settlement Timescale: short term	

			premises. The site is accessible to a number of employment areas by walking cycling and bus route, and by train although the site is remote to the rail station. Therefore moderate car journeys are likely to result. Currently good/excellent broadband coverage.	Duration: permanent Significance: unlikely to be significant Likelihood: fairly certain Scale: local Timescale: medium term Duration: permanent 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	Anything other than housing proposed that would be attractive to visitors	0 There is no indication at this stage that the site would incorporate anything other than housing that would be attractive to 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	- Harm heritage assets – archaeology - Heritage assets - general	?/+ Low potential for impact on archaeological interest. There are no Conservation Areas, Historic Parks and Gardens, Listed Buildings or other heritage assets either on or in close proximity to the site.	Likelihood: uncertain Scale: local-national Timescale: short term Duration: unknown Significance: unknown	Potential need for mitigation of any areas of archaeological interest following fieldwork.

	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	• 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	• Contamination • Greenfield site	-/? Greenfield site, with large infilled clay pit and former brick kiln on site but potential contamination is not considered to be an overriding constraint to development.	Likelihood: certain that greenfield site would be used Scale: local Timescale: within Local Plan period Duration: permanent Significance: significant	Further investigation and monitoring required for any residential development in close proximity to landfill. Potential contamination can be mitigated against through either remediation or through

buildings and materials, and encouraging the maximum use of sustainable design and construction technologies	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?		The assessment of many of these issues are largely design related so are unable to be assessed at this stage.	Likelihood: uncertain impact on resource use Scale: local-global Timescale: short-long term Duration: permanent Significance: unknown	the design and layout of any scheme. Consider efficiency of resource use in design and layout of the development.

(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	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	++/? Site is bound to the west by settlement, although has countryside in all other directions. It is not considered that the site would result in an isolated area of settlement and would not result in coalescence. The site extends westwards beyond the existing settlement of Overton. Development would relate moderately well to the existing settlement in terms of form, scale and character. It is unknown at this stage whether any development of the site would provide new facilities or services.	Likelihood: certain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant Likelihood: uncertain impact on resource use Scale: local-global Timescale: short-long term Duration: unknown Significance: not likely to be significant	Impact dependent on siting, layout, scale, character and landscape design.

	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?	• Open space provision • Loss of open space or accessible countryside	? There is a shortage of freely accessible open space and play provision in Overton. The nearest open space and play provision to the site is at Poultons Close whilst there is open space provision at Sapley Lane, however this does not have the capacity to accommodate the needs of additional residents generated by the potential development site. Site of sufficient size to provide open space.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: unknown	On-site provision and contributions towards the improvement of existing provision may be required.
19) To improve community safety by reducing crime, the fear of crime, and antisocial	• Will it reduce opportunities for crime (e.g. through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the		0 The impact on crime and community safety cannot be determined at this stage.		

behaviour	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?	- Health/social care capacity - Open space provision - Noise pollution - Un-neighbourly uses	0/+/++ There is adequate healthcare capacity to serve the site or there are plans in place to improve the infrastructure. There is a shortage of freely accessible open space and play provision in Overton. The nearest open space and play provision to the site is at Poultons Close whilst there is open space provision at Sapley Lane, however this does not have the capacity to accommodate the needs of additional residents generated by the potential development site. Site of sufficient size to provide open space. Noise levels are acceptable and is not close to an unneighbourly use.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: uncertain Likelihood: unlikely Scale: local Timescale: short term Duration: temporary Significance: insignificant	Financial contributions are likely to be sought.
Conclusion: The development of this site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. A number of negative effects were identified particularly relating to the social and environmental objectives which seek to improve sustainable accessibility to services and facilities; and protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests; due to the remoteness of the site in relation to the village centre, as well as the impact on the local road network which is affected by local congestion; and the impact on high quality agricultural land. In addition, potential negative impacts were also identified in relation to the potential contamination of the site due to the presence of a large infilled clay pit and former brick kiln. Developing the site would largely have a neutral impact on the economic objectives of the SA as the site is within sufficient distance to enable commuting to employment, although the site is remote from the train station. Some positive effects were identified in relation to the social and environmental objectives which aim to provide a range of housing to meet a range of needs; and create and sustain vibrant settlements and communities. In addition, the appraisal highlighted a number of uncertainties particularly relating to infrastructure including the impact on educational attainment due to the limited masterplanning of the site. Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a					

detailed allocation policy) to ensure that a sustainable development is achieved. This includes ensuring that the siting and design of the development avoids inappropriate areas for development including the parts of the site which are identified at risk of future surface water flooding; areas of landscape sensitivity including the site's interface with the open countryside and higher ground; and ensuring the area of grassland / scrub with potential for biodiversity improvement is safeguarded; that adequate infrastructure can be provided on site including affordable housing and open space and play provision; and that off-site contributions towards the improvement of walking and cycling routes; and local education provision are secured. Development must also be of a sustainable design and construction. Developing the site will also be subject to groundwater protection policy and a surface water and drainage strategy. Furthermore, it is a requirement for the development of the site to be the subject to a new discharge consent by the EA to ensure the additional sewage effluent is treated to the required standard.

Detailed Site Appraisal: OV007 Land north of Court Farm

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	+/- The site has the potential to increase housing supply by some 35 new dwellings. The site could provide a range of sizes and types to provide choice and meet a range of needs. At this stage it is not known whether the site would meet certain housing needs. The sustainability of any new housing will be dependent on other policies/implementation. There are no designated employment sites in Overton although the site has good accessibility to employment	Likelihood: high Scale: local Timescale: short-long term Duration: permanent Significance: significant The certainty of any new housing meeting housing needs will be subject to implementation of other policies such as affordable housing, housing mix etc.	Development on the site should be of a sustainable design and construction to ensure the housing is sustainable. Affordable housing/housing mix policies required to ensure housing provision meets need.

	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?		opportunities in Basingstoke by public transport. The site is within commuting distance of employment areas such that it would integrate with employment needs. The Rural Housing Study indicates high levels of demand for private housing and affordable housing. The Council's Housing Register shows 115 households in need of housing in Overton (this includes transfers). Development of the sites does not meet the specific housing needs of gypsies and travellers.		The needs of gypsies and travellers need to be addressed.

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?	Within 7 most deprived areas of Borough	0 Development of this site would not have a direct impact on deprivation and inequality.		
3) To reduce and minimise emissions of greenhouse gases and manage	• Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional emissions targets?	• Renewable energy • Accessibility	-/?/++ Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. The site is local to centre of village and primary school and	Likelihood: certain Scale: global Timescale: long term Duration: permanent Significance: significant Likelihood: high Scale: local / borough	Sustainability/energy efficiency of new housing could be improved through design and technology – through policy or masterplanning of site.

the impact of climate change	- Does it incorporate and/or promote the use of renewable energy technologies? - Will it mitigate the effects of climate change?		has accessibility to local services in the village. Some improvements required to walking and cycling links. Station is convenient although no direct route from rear of site. Likely to result in moderate number of car journeys. The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy.	Timescale: long term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: global Timescale: long term Duration: permanent 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?	Biodiversity	? The grassland has been agriculturally improved and heavily grazed by horses, resulting in low biodiversity value. There are no designated sites within the site boundaries, but it is within 100m of the River Test SSSI, which given footpath locations, could be subject to increased recreational pressure if this is not managed. There are also some small areas of plantation of relatively low value within the site, although these have potential for enhancement.	Likelihood: uncertain Scale: local/national Timescale: short – long term Duration: permanent Significance: potentially significant	Management required to protect the River Test SSSI.
(5) To protect and enhance	Will it protect areas of highest landscape value?	- Landscape character, diversity - Agricultural land	--/-/0 Assessed as having a low capacity for development	Likelihood: certain Scale: local/national Timescale: short	

the distinctiveness and 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?	minerals	within the Landscape Capacity Study as this area could not accommodate areas of new development without significant impacts on the landscape character. 59% of the site is classified as grade 3a (high grade), 37% grade 3b. There are no known mineral constraints associated with this site.	term-long term Duration: permanent Significance: significant Likelihood: certain Scale: local/national Timescale: short-long term Duration: permanent Significance: potentially 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?	- Water quality - Pollution of water source - Adequate water supply - Adequate sewerage infrastructure	?/++/++/? Given the scale of development proposed a separate Water Cycle Study is not required. Subject to new discharge consents (for water treatment works) to improve the effluent discharged, the development would not have a negative impact on water quality. The site is not within a Source Protection Zone and therefore the risk of polluting a water source is limited.	Likelihood: fairly certain Scale: local Timescale: medium – lead-in for infrastructure upgrade required Duration: during Plan period Significance: significant Likelihood: fairly certain Scale: local Timescale: immediate Duration: short-long term Significance:	Monitoring of water quality is necessary. Prior to development commencing, a new discharge consent must be issued by the EA to ensure the additional sewage effluent is treated to the required standard in the interests of water quality.

			South East Water's Water Resource Management Plan sets out how water will be provided up to 2020. The Water Cycle Study identifies that Overton would be approaching or breaching the STW flow consent if the population increase tested was to come forward and Southern Water have stated that this site could drain to SWS Overton wastewater treatment works which currently has insufficient capacity to accept the flows but SWS is not aware of any environmental constraints that would stop the expansion of the current works, subject to consent from the Environment Agency.	insignificant Likelihood: certain Scale: local Timescale: longer term Duration: up 2020 Significance: significant Likelihood: highly likely Scale: local/settlement Timescale: medium – lead in time required to upgrade infrastructure Duration: uncertain Significance: significant	
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 dwellings built in areas of medium and high flood-risk? • Will it increase the	• Flooding • permeability of the soil	-/? The site is predominantly within Flood Zone 1 although the north eastern corner is within Flood Zone 2 which is a small tributary of the River Test. The site is outside a Critical Drainage Area and is not Upstream of a Critical Drainage Area. There is no record of groundwater flooding or localised flooding within the	Likelihood: uncertain Scale: local Timescale: short term Duration: temporary Significance: significant	The sequential test should be applied in the first instance and if there are no alternative sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows:

economy	use of Sustainable Urban Drainage systems within developments? Will there be adequate provision of supporting water and sewerage infrastructure to support development?		site. Parts of the site (although not significant areas) are identified as being at risk of future surface water flooding in a 1 in 200 year event at a depth of 100 and 300ml. The site has a very low standard percentage runoff leading to very low greenfield runoff rates. If this area is developed it may not be possible to infiltrate all the runoff generated as a result of additional impermeable surfaces. However, this is not deemed to be a significant constraint subject to a surface water/drainage strategy.		Flood plain should be safeguarded. No development permitted in Flood Zone 2. Avoid development in areas at risk of future surface water flooding. Surface water must be managed on site as part of a strategy.
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	- Site accessible by range of transport - Enable transport linkages - Opportunity for new local services	+/0/? The site is local to the village centre and primary school and walking and cycling is possible. Some improvements required to walking and cycling links and near to rail station although no direct route from rear of site. Moderate number of car journeys. The Transport Assessment/Model indicates that access via Court Drove is restricted for volume as a rural road but this is not likely to be a significant constraint. Bus services will need to be maintained. There will be no wider benefits for other	Likelihood: certain Scale: local Timescale: short term Duration: permanent Significance: significant	Financial contributions would be required to ensure sufficient community, sports, waste facilities.

	access? • Will it improve access to broadband?		sites/users in terms of transport linkages or new facilities/infrastructure. There is insufficient capacity at some of the community 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?	• Site potential to be accessible by extending transport network • Opportunity to provide new/improved infrastructure	0 There will be no wider benefits for other sites/users in terms of transport linkages or new facilities/infrastructure.		
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	• Capacity in primary schools • Capacity in secondary schools • New education provision?	- There is insufficient capacity at local primary and secondary schools.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant	Contributions towards additional provision may be required.

nt.	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	• Will it entail the loss of any employment land • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/+ Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by walk, cycle, bus, car and train. Currently good/excellent broadband coverage.	Likelihood: certain Scale: local/settlement Timescale: short term Duration: permanent Significance: unlikely to be significant Likelihood: fairly certain Scale: local	

	meet the needs of existing businesses and attract inward investment?			Timescale: medium term Duration: permanent Significance: insignificant	
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?	- Will it entail the loss of any employment land? - Will it incorporate any commercial premises - Is there good broadband access - Proximity to employment?	0/+ Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by walk, cycle, bus, car and train. Currently good/excellent broadband coverage.	Likelihood: certain Scale: local/settlement Timescale: short term Duration: permanent Significance: unlikely to be significant Likelihood: fairly certain Scale: local Timescale: medium term Duration: permanent Significance: insignificant	
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?	- Will it entail the loss of any employment land? - Will it incorporate any commercial premises - Is there good broadband access - Proximity to employment?	0/+ Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is	Likelihood: certain Scale: local/settlement Timescale: short term Duration: permanent	

			accessible to a number of employment areas by walk, cycle, bus, car and train. Currently good/excellent broadband coverage.	Significance: unlikely to be significant Likelihood: fairly certain Scale: local Timescale: medium term Duration: permanent 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	Anything other than housing proposed that would be attractive to visitors	0 There is no indication at this stage that the site would incorporate anything other than housing that would be attractive to 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	- Harm heritage assets – archaeology - Heritage assets - general	?/-- Medium potential for impact on archaeological interest. The site adjoins the northern boundary of the Overton Conservation Area whose setting would be harmed by the development of the site.	Likelihood: uncertain regarding archaeological interest Scale: local-national Timescale: short term Duration: permanent Significance: significant Likelihood: fairly certain Scale: local Timescale: immediate Duration: permanent	Potential for the mitigation of archaeological concerns following fieldwork.

	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 site also lies close a number of listed buildings and would harm their setting.	Significance: significant	
16) To improve the efficiency of resource use, including re-using previously developed land, existing buildings	• 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?	• Contamination • Greenfield site	-/? Greenfield site but no record of contamination. The assessment of many of these issues are largely design related so are unable to be	Likelihood: certain that greenfield site would be used Scale: local Timescale: within Local Plan period Duration: permanent Significance: significant Likelihood: uncertain impact on resource use	Consider efficiency of resource use in design

and materials, and encouraging the maximum use 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?		assessed at this stage.	Scale: local-global Timescale: short-long term Duration: permanent Significance: unknown	and layout of the development.
(17) To	• Will it direct new	• Isolated form of	-/?	Likelihood: fairly	

create and sustain vibrant settlements and communities	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	development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	Development of this site would result in isolation to some extent. There are small paddocks, a cemetery and larger garden plots to the south, which do separate the site from the rest of the settlement to a greater extent. While the school is located to the west, the openness of the school field does contribute to the separation. However, it is not considered that the proposal would lead to coalescence of two settlements. The site does not relate well to the existing settlement in terms of form, scale and character and would not create a more integrated settlement. The site would be visually prominent and harm important elements which contribute to the character of the village including the setting of the adjoining Overton Conservation Area and nearby listed buildings. The Overton VDS states that the landscape setting of buildings within the conservation area such as St Marys Church should be respected, and that the views of St Marys Church must be safeguarded. It is unknown at this stage	certain Scale: local Timescale: short-long term Duration: unknown Significance: significant	

	system? Will it help create a sense of place and add to the distinctiveness of the Borough's settlements?		whether any development of the site would provide new facilities or services.		
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?	- Open space provision - Loss of open space or accessible countryside	? There is a shortage of freely accessible open space and play provision in Overton. The nearest open space and play facility to the site is approximately 500m from the site, however, it does not have the capacity to accommodate the needs of the additional residents. Site of sufficient size to provide open space and may also be address some of the existing deficiency in the northern part of the village.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: unknown	On-site provision and contributions towards the improvement of existing provision may be required.
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		0 The impact on crime and community safety cannot be determined at this stage.		

	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?	• Health/social care capacity • Open space provision • Noise pollution • Un-neighbourly uses	0/2/- There is adequate healthcare capacity to serve the site or there are plans in place to improve the infrastructure. There is a shortage of freely accessible open space and play provision in Overton. The nearest open space and play facility to the site is approximately 500m from the site, however, it does not have the capacity to accommodate the needs of the additional residents. Site of sufficient size to provide open space and may also be address some of the existing deficiency in the northern part of the village. The site is exposed to the railway line but there is a good distance between the two. The site is not within close proximity of any un-neighbourly uses.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: uncertain Likelihood: uncertain Scale: local Timescale: short term Duration: temporary Significance: insignificant	Financial contributions are likely to be sought. Further investigation will be required to assess noise impact and propose mitigation measures if necessary. Prudent for any future developer to measure ambient noise levels and identify any necessary mitigation measures.
Conclusion: The development of this site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. Developing the site for housing would have some potentially significant negative effects particularly in on the environmental and social objectives which seek to protect and enhance the local landscape; reduce the risk of flooding; protect and enhance the distinctive and high quality features of the built environment; create and sustain vibrant settlements and communities; and to improve health and well-being of communities. This is due to the potential significant impacts on the landscape character; the impact on high quality agricultural land; the risk of flooding (due a small tributary to the River Test); the potential harm on setting of Overton Conservation Area and listed buildings including St Mary's Church which also forms an important part of the landscape setting and the resulting isolation to some extent; and the exposure to noise from the railway line. These impacts may be potentially overriding and difficult to overcome through detailed design and layout. The main positive effects identified by the appraisal include the opportunity to provide a range of dwellings to meet local needs within commuting distance of employment areas such that it would integrate with employment needs; and the site is also local to the village					

centre and primary school, although moderate car journeys are likely to result. Due to the limited masterplanning of the site, the appraisal indicated a number of uncertainties, particularly with respect to infrastructure provision including education provision with insufficient capacity currently in local primary and secondary schools.

Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes ensuring that the siting and design of the development avoids constrained or inappropriate areas for development including areas which are identified at risk of fluvial and future surface water flooding; the footpaths and access to the River Test SSSI are effectively managed; ensuring that development is of sustainable design and construction; and adequate infrastructure is provide on-site including appropriate provision of affordable housing and open space; and off-site contributions towards improved transport linkages and networks; community and education provision are sought. Developing the site will also be subject to groundwater protection policy and subject to a surface water and drainage strategy. Furthermore, it is a requirement for the development of the site to be the subject to a new discharge consent by the EA to ensure the additional sewage effluent is treated to the required standard.

Detailed Site Appraisal: WHIT006 South of Blosswood Lane

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	++/- The site has the potential to increase housing supply by some 100 new dwellings. A site of this size could provide a range of sizes and types of unit to provide choice and meet a range of needs. At this stage it is not known whether the site would meet certain housing needs. The sustainability of any new housing will be dependent on other policies/implementation. The Rural Housing Study	Likelihood: high Scale: local Timescale: short-long term Duration: permanent Significance: significant The certainty of any new housing meeting housing needs will be subject to implementation of other policies such	Development should be of sustainable design and construction to ensure the housing is sustainable, Affordable housing/housing mix policies required to ensure housing provision meets identified need.

	dwelling 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		indicates high levels of demand for private housing and affordable housing in Whitchurch. The Council's Housing Register shows 85 households in need of housing in Whitchurch (this includes transfers). The site is in close proximity to the existing conurbation and most services. There is some employment opportunity nearby at Evingar which is accessible. It is very close to the town centre shops, GP and bus stops for main routes to Andover. Development of the site does not meet the specific housing needs of gypsies and travellers.	as affordable housing, housing mix etc.	The needs of gypsies and travellers need to be addressed.

	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?	Within 7 most deprived areas of Borough	0 The site is remote from the most deprived areas of the borough and would have no effect.		
3) To reduce and minimise emissions of greenhouse gases	• Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional	• Renewable energy • Accessibility	-/+/ Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation.	Likelihood: certain Scale: global Timescale: long term Duration: permanent Significance:	Sustainability/energy efficiency of new housing could be improved through design and technology – through policy or masterplanning of the

and manage the impact of climate change	emissions targets? - Does it incorporate and/or promote the use of renewable energy technologies? - Will it mitigate the effects of climate change?		The site is local to the centre of town and the railway station is a medium distance away. It is deemed the proposal would generate car journeys for external services. Education and GP facilities are accessible by walking, cycling or car and further education facilities by bus, car or train. The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy opportunities Plan and is of sufficient size to deliver decentralized energy.	significant Likelihood: certain Scale: local Timescale: short term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant	site. Seek to ensure renewable energy and/or decentralized energy provided on site.
(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	Biodiversity	0 There are no designated sites within the site boundaries. Much of the site comprises improved grassland, which has been abandoned, resulting in the development of common ruderal plant species. These are of limited biodiversity value but may be regarded as locally valuable to residents for naturalistic green space value. Therefore, parts of the site should be safeguarded and enhanced for this purpose. In addition, the site has potential for reptiles, which would need	Likelihood: uncertain Scale: local but uncertain Timescale: short Duration: permanent Significance: insignificant	Mitigation through site planning and management.

	and their habitats?		to be given adequate consideration in any development scenario (e.g. accommodated within enhanced habitat areas included as part of the site's green space). Whilst most of the plant species within the site are common, nationally scarce annual beard-grass and common cudweed are present in a small patch of sand, shingle and chippings adjacent to the northern boundary. These should be protected through site planning and encouraged through appropriate management.		
(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	• Landscape character, diversity • Agricultural land • minerals	+/-/? Assessed as having medium landscape capacity. Constraints include the location of the site in the AONB and the presence of a Public Right of Way. The A34 has separated this part of the AONB so it does not have the same quality as the rest of the designation. Post 1988 information indicates that 51% of the site is grade 3b agricultural land and 49% is Grade 2. This is acknowledged as good quality land which is acknowledged through negative scoring.	Likelihood: Fairly certain Scale: local/national Timescale: short/long term Duration: permanent Significance: significant Likelihood: certain Scale: national Timescale: short term Duration: permanent Significance: Not uncertain	Well designed layout with open space and planting would provide improvements to the character of the AONB. Investigation of mineral reserves will be required to be submitted to the MPA to allow, or the assessment of the viability of the reserves and potential for prior extraction prior to development. Development should avoid higher ground, face out from the site and provide a soft edge to the countryside and

	agricultural land?		The site is almost wholly within a Mineral Consultation Area for sharp sand and gravel and should be protected from sterilisation by non mineral development. This is not deemed to be a significant constraint to development.	Likelihood: certain Scale: county Timescale: short-medium Duration: unknown Significance: uncertain	complement the setting of the AONB.
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?	- Water quality - Pollution of water source - Adequate water supply - Adequate sewerage infrastructure	?/0/++/? Subject to the sewerage treatment works achieving new discharge consent to treat the additional effluent to a higher standard, there would be no impact on water quality. The site is in Source Protection Zone 2 which would not be a significant issue with regards pollution of water subject to compliance with groundwater protection policy. Southern Water has a duty to supply water to the development, which is set out in their Water Resource Management Plan.	Likelihood: uncertain Scale: local/regional Timescale: immediate Duration: permanent Significance: significant Likelihood: uncertain Scale: national Timescale: short term Duration: permanent Significance: significant Likelihood: certain Scale: regional Timescale: short-long term Duration: permanent Significance: significant	Prior to development commencing, a new discharge consent must be issued by the EA to ensure the additional sewage effluent is treated to the required standard in the interests of water quality. Would need to ensure that development does not harm groundwater quality, EA policies would need to be adhered to.

			The Water Cycle Study identifies that Whitchurch would be approaching or breaching the STW flow consent if the population increase tested was to come forward. Southern Water have stated that Whitchurch wastewater treatment works currently has insufficient capacity to accept the flows but SWS is not aware of any environmental constraints that would stop the expansion of the current works, subject to consent from the Environment Agency.	Likelihood: uncertain Scale: national Timescale: short-long term Duration: permanent Significance: highly 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	• Flooding • permeability of the soil	-/? Site is predominantly within Flood Zone 1 although the eastern corner is within Flood Zones 2 and 3. The site is outside and is not Upstream of a Critical Drainage Area. There is no record of groundwater flooding or localised flooding within the site. There is no risk of future surface water flooding in a 1 in 200 year event. Infiltration could be limited as a result of geology, the location of the site in SPZ2 and potential for shallow groundwater, capacity to store and absorb drainage water may be limited. This is not a significant constraint but requires investigation.	Likelihood: certain Scale: local Timescale: short – long term Duration: permanent Significance: Not significant Likelihood: uncertain Scale: national Timescale: short-long term Duration: permanent Significance: significant	The sequential test should be applied in the first instance and if there are no alternative sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows: Flood plain should be safeguarded. No development permitted in Flood Zones 2 and 3. Need to investigate drainage for compliance with groundwater policies. A Drainage Strategy is required for this site.

	support development?				Development would require attenuation for surface water on site and outside of the floodplain.
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?	- Site accessible by range of transport - Enable transport linkages - Opportunity for new local services	+/-0/+ The site lies to the west of the town adjacent and is closest to the existing conurbation and most services. The station is within medium distance. It is deemed the proposal would generate car journeys for external services. GP facilities are accessible by walking, cycling or car and further education facilities by bus, car or train. The Transport Assessment/Model indicates that congestion at Bell Street requires attention meaning further parking restrictions. Some trips by car will be generated to outer areas and possibly to the town centre. Bus services will need to be maintained. Some improvements to walking and cycling links are required although it is acknowledged that achieving change in the town centre may be difficult. Broadband coverage is excellent.	Likelihood: certain Scale: local Timescale: short term Duration: permanent Significance: not significant Likelihood: certain Scale: local Timescale: short	Transport infrastructure improvements needed.

				term Duration: permanent 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?	• Site potential to be accessible by extending transport network • Opportunity to provide new/improved infrastructure	+ There will be few additional wider improvements possible. Some trips by car will be generated to outer areas and possibly to the town centre. The majority will start across town and through the narrow street at Bell Street. Bus services will need to be maintained. Some improvements to walking and cycling links are required, although it is acknowledged that achieving change in the town centre may be difficult.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent 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	• 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	• Capacity in primary schools • Capacity in secondary schools • New education provision?	-/- There is insufficient primary school capacity. Further housing would create additional pressure on school places which may not be able to be met through expansion of the school. There is insufficient secondary school capacity which would need to be investigated through a building feasibility study.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: significant	Primary school provision for Whitchurch and Overton will need to be addressed.

developme nt.	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	• Will it entail the loss of any employment land • Will it incorporate any commercial premises • It there good broadband access • Proximity to employment?	+ / + / + Development would not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however the site is accessible to employment areas by way of bus, cycle and car. Currently broadband coverage is excellent.	Likelihood: certain Scale: borough Timescale: short term Duration: permanent Significance: insignificant	

	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?	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	+/+ Development would not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however the site is accessible to employment areas by way of bus, cycle and car. Currently broadband coverage is excellent.	Likelihood: certain Scale: borough Timescale: short term Duration: permanent Significance: insignificant	
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?	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	+/+ Development would not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however the site is accessible to employment	Likelihood: certain Scale: borough Timescale: short term Duration: permanent Significance: insignificant	

			areas by way of bus, cycle and car. Currently broadband coverage is excellent.		
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	Anything other than housing proposed that would be attractive to visitors	0 There is no indication at this stage that the site would incorporate anything other than housing.		
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	- Harm heritage assets – archaeology - Heritage assets - general	-/- The site has medium potential for archaeological interest; some assessment of potential should be undertaken before an application is submitted. There is earthwork within the site which may be a Bronze Age burial mound, which would be of national archaeological importance. If this does exist, it would need to be retained in situ and its setting would need to be preserved resulting in some of the site being inappropriate for development. The Grade II listed Manor	Likelihood: uncertain Scale: potentially national Timescale: long term Duration: permanent Significance: significant	Investigation of archaeological potential to establish if a Bronze Age burial mound exists on site. If such a site exists, this may have implications for the amount of development. Protect the setting of

	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?		farmhouse and associated listed Granary lies close to the northern boundary of the site – its setting would require protection. The northern boundary also adjoins a historic wall and apple store whose settings would need to be protected.		listed assets.
16) To improve the efficiency of resource use, including re-using previously developed land, existing buildings and materials, and encouraging the	• 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	• Contamination • Greenfield site	-/? Greenfield site but there is no record of contamination. Energy efficiency details would be contained in site specific detail so are unknown.	Likelihood: certain Scale: local-global Timescale: within Local Plan period Duration: permanent Significance: unknown	Need to incorporate energy efficient mechanisms as part of detailed layout/design.

maximum use of sustainable design and construction technologies	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	• Will it direct new development towards those settlements best able to accommodate it?	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for	+ / + / + Development would represent an extension of existing built form and is not therefore considered to be an isolated area of the settlement.	Likelihood: certain Scale: local Timescale: short-long term Duration:	Impact dependent on siting, layout, scale, character and design. Development should avoid higher ground, face out from the site

communities	• 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	facilities/services	The site would not result in the disruption of a locally distinctive settlement form, being an infill between the A34 and existing settlement. The development would not result in the loss of designated open space. It is unknown what services or facilities would be provided and these would be subject to the layout detail, however new residents would help sustain existing services in Whitchurch.	permanent Significance: not significant	and provide a soft edge to the countryside, and complement the setting of the AONB.

	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?	- Open space provision - Loss of open space or accessible countryside	+/- The site is of sufficient size to allow on site provision of open space, which should be achievable given the size of development. The site is contained by the A34 although there are a number of Public rights of way crossing the site and surrounding area which do provide access to the countryside. The impact of development on this site on footpath and recreation was raised as an issue through public consultation.	Likelihood: fairly certain Scale: local Timescale: short term Duration: permanent Significance: significant Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: unknown	River Test and countryside need to be protected as part of detailed layout considerations. Open space needs to be provided on site to address the deficiencies in Whitchurch. The existing Public rights of way would need to be considered as part of any detailed layout to ensure access to the Countryside is maintained or improved.
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 Impact on crime and community safety cannot be determined at this stage		
20) To improve health and well-being through the	- Will it improve access to health and social care? - Will it promote	- Health/social care capacity - Open space provision - Noise pollution - Un-neighbourly uses	+/- There is adequate healthcare capacity to serve the site or there are plans in place to improve infrastructure.	Likelihood: certain in respect of healthcare and greenspace provision	Layout and orientation of houses require careful consideration to mitigate the noise impacts.

development of healthy communities	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?		Financial contributions are required to meet GP infrastructure. On site provision of open space would meet the needs of new residents. If the site was combined with WHIT007, there may be an opportunity to address existing deficiencies. The site is affected by traffic noise from the A34 which is likely to fall within Noise Exposure Category B. Consideration should be given to the layout and orientation of dwellings to protect amenity to mitigate against this impact.	Scale: local Timescale: short-long term Duration: permanent Significance: significant Likelihood: certain Scale: local Timescale: short-long term Duration: permanent Significance: Likelihood: likely Scale: local Timescale: short-long term Duration: temporary Significance: significant	If the site was combined with WHIT007, there may be an opportunity to address existing deficiencies.
Conclusion: The development of the site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. Developing the site for housing is unlikely to lead to any overriding negative effects although some negative impacts were identified, in relation to the environmental objectives which seek to protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests; avoid the risk of flooding; protect and enhance distinctive and high quality features of the local built environment; promote and improve access to open space and countryside; and to improve health and well-being in communities. This is due to the identified negative impacts on very good quality agricultural land; the risk of flooding within the eastern corner of the site; the medium potential for archaeological interest due to the presence of an earthwork; the impact on public rights of way and the exposure to noise from traffic on the A34. However, there are opportunities to mitigate any adverse impacts through the design and layout of the scheme and further investigative work. The main positive effects of developing this site include providing a range of sizes and types of housing to meet needs; and improving sustainable accessibility to services and facilities. The appraisal highlighted a number of uncertainties particularly with respect to infrastructure including the need to increase capacity in education provision to accommodate the additional children generated by the development. Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes ensuring that the siting and design of the development					

avoids constrained or inappropriate areas for development and areas of landscape sensitivity including the higher ground, to ensure the site relates well to the settlement; areas identified in the fluvial floodplain; parts of the site which are affected by traffic noise; and ensuring that development safeguards the improved grassland which may be valuable as naturalistic green space; and respects the setting of the archaeological and historic environment; and adequate infrastructure is provided on-site including affordable housing and open space; and off-site contributions are sought towards the improvement of transport infrastructure and education provision. Development should also be of an appropriate sustainable design and construction. Developing the site will also be subject to groundwater protection policy and subject to a surface water and drainage strategy. Furthermore, it is a requirement for the development of the site to be the subject to a new discharge consent by the EA to ensure the additional sewage effluent is treated to the required standard.

Detailed Site Appraisal: WHIT007 Manor Farm

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	++/++/- The site has the potential to increase housing supply by some 50 new dwellings. A site of this size could provide a range of sizes and types of unit to provide choice and meet a range of needs. At this stage it is not known whether the site would meet certain housing needs. The sustainability of any new housing will be dependent on other policies/implementation. The Rural Housing Study	Likelihood: high Scale: local Timescale: short-long term Duration: permanent Significance: significant The certainty of any new housing meeting housing needs will be subject to implementation of other policies such	Development should be of a sustainable design and construction to ensure the housing is sustainable. Affordable housing/housing mix policies required to ensure housing provision meets identified need.

	dwelling 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		indicates high levels of demand for private housing and affordable housing in Whitchurch. The Council's Housing Register shows 85 households in need of housing in Whitchurch (this includes transfers). The site is in close proximity to the designated employment site in Whitchurch and could be accessed by walking or cycling. Basingstoke and Andover employment areas could also be accessed by bus, car or train. Development of the site does not meet the specific housing needs of gypsies and travellers.	as affordable housing, housing mix etc.	The needs of gypsies and travellers need to be addressed.

	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?	Within 7 most deprived areas of Borough	0 No, as the site is remote from the most deprived areas of the borough and would have no effect.		
3) To reduce and minimise emissions of greenhouse gases	• Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional	• Renewable energy • Accessibility	-/+/ Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation.	Likelihood: certain Scale: global Timescale: long term Duration: permanent	Sustainability/energy efficiency of new housing could be improved through design and technology – through policy or masterplanning of site.

and manage the impact of climate change	emissions targets? - Does it incorporate and/or promote the use of renewable energy technologies? - Will it mitigate the effects of climate change?		The site is local to the centre of town and the railway station is within walking distance. It is deemed the proposal would generate a moderate number of car journeys. Education and GP facilities are accessible by walking, cycling or car and further education facilities by bus, car or train. The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy opportunities Plan and is of sufficient size to deliver decentralized energy.	Significance: significant Likelihood: certain Scale: local Timescale: short term Duration: permanent Significance: potentially significant Likelihood: fairly certain Scale: local Timescale: short term Duration: permanent Significance: potentially significant	Seek to ensure renewable energy and/or decentralized energy provided on site.
(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	Biodiversity	0 There are no designated sites within the site boundaries. The site comprises a mixture of arable and agriculturally improved grassland of low biodiversity value. The site has vegetated margins, which have good potential for enhancement of their habitat value.	Likelihood: uncertain Scale: local Timescale: short Duration: permanent Significance: insignificant	Need to safeguard boundary vegetation with adequate buffers.

	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?	- Landscape character, diversity - Agricultural land - minerals	+/-/0 Assessed as having medium landscape capacity. Constraints include the location of the site in the AONB and a number of footpaths. The A34 has separated this part of the AONB so it does not have the same quality as the rest of the designation. Post 1988 information indicates that 71% of the site is grade 2 agricultural land; the remaining 2% is not covered by the surveys. This is acknowledged as good quality land, although it would not pose a significant constraint to development. The site is almost wholly within a Mineral Consultation Area for sharp sand and gravel and should be protected from sterilisation by non mineral development. This is not deemed to be a significant constraint to development.	Likelihood: Fairly certain Scale: local/national Timescale: short/long term Duration: permanent Significance: significant Likelihood: certain Scale: national Timescale: short term Duration: permanent Significance: potentially significant Likelihood: certain Scale: county Timescale: short-medium Duration: unknown Significance: uncertain	Well designed layout with open space and planting would provide improvements to the character of the AONB. Investigation of mineral reserves will be required to be submitted to the MPA to allow or the assessment of the viability of the reserves and potential for prior extraction prior to development.
6) To maintain and	Will it maintain or improve the water quality of controlled	- Water quality - Pollution of water source - Adequate water supply	?/0/++/? Subject to the sewerage treatment works achieving new	Likelihood: uncertain	Prior to development commencing, a new discharge consent must

improve the quality of water resources in the Borough	waters including rivers, streams, ditches, ponds, lakes and groundwater?	Adequate sewerage infrastructure	discharge consent to treat the additional effluent to a higher standard, there would be no impact on water quality. The site is in Source Protection Zone 2 which would not be a significant issue with regards pollution of water subject to compliance with groundwater protection policy. Southern Water has a duty to supply water to the development, which is set out in their Water Resource Management Plan. The Water Cycle Study identifies that Whitchurch would be approaching or breaching the STW flow consent if the population increase tested was to come forward. Southern Water have stated that Whitchurch wastewater treatment works currently has insufficient capacity to accept the flows but SWS is not aware of any environmental constraints that	Scale: local/regional Timescale: immediate Duration: permanent Significance: significant Likelihood: uncertain Scale: national Timescale: short term Duration: permanent Significance: significant Likelihood: certain Scale: regional Timescale: short-long term Duration: permanent Significance: significant Likelihood: uncertain Scale: national Timescale: short-long term Duration: permanent Significance: highly significant	be issued by the EA to ensure the additional sewage effluent is treated to the required standard in the interests of water quality. Would need to ensure that development does not harm groundwater quality, EA policies would need to be adhered to.

			would stop the expansion of the current works, subject to consent from the Environment Agency.		
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?	- Flooding - permeability of the soil	+/? The site is situated wholly within Flood Zone 1, is outside and is not Upstream of a Critical Drainage Area. There is no record of groundwater or localised flooding within the site. Parts of the site (not significant areas) are identified as being at risk of future surface water flooding in a 1 in 200 year event to a depth of 300 and 100ml. Infiltration could be limited as a result of geology, the location of the site in SPZ2 and potential for shallow groundwater, capacity to store and absorb drainage water may be limited. This is not a significant constraint but requires investigation.	Likelihood: certain Scale: local Timescale: short – long term Duration: permanent Significance: Not significant Likelihood: uncertain Scale: national Timescale: short-long term Duration: permanent Significance: significant	The sequential test should be applied in the first instance and if there are no alternative sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows: Avoid development in areas at risk of future surface water flooding. Surface Water Strategy required. Would need to ensure that development does not harm groundwater quality, EA policies would need to be adhered to.
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?	- Site accessible by range of transport - Enable transport linkages - Opportunity for new local services	+/0/+ The site is local to the centre of town. The station is within walking distance. It is deemed the proposal would generate a moderate number of car journeys. Education and GP facilities are accessible by walking, cycling or car and further education facilities by	Likelihood: certain Scale: local Timescale: short term Duration: permanent Significance: not 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?		bus, car or train. The Transport Assessment/Model indicates that local roads will have local congestion and the narrow village centre restricts flows. Bus services will need to be maintained. There will be no significant infrastructure on site and there will be no wider benefits for other sites/users in terms of transport linkages or new facilities/infrastructure. Broadband coverage is excellent.	Likelihood: certain Scale: local Timescale: short term Duration: permanent 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?	• Site potential to be accessible by extending transport network • Opportunity to provide new/improved infrastructure	0 There will be no wider benefits for other sites/users in terms of transport linkages or new facilities/infrastructure.		
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	• Capacity in primary schools • Capacity in secondary schools • New education provision?	-/- There is insufficient primary school capacity. Further housing would create additional pressure on school places which may not be able to be met through expansion of the existing school.	Likelihood: certain Scale: local Timescale: short-long term Duration: permanent Significance: significant	Primary school provision for Whitchurch and Overton will need to be addressed.

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?		There is insufficient secondary school capacity which would need to be investigated through a building feasibility study.		
11) To develop a diverse and competitive knowledge-based	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse and knowledge-	• Will it entail the loss of any employment land • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	+/+/+ Development would not entail the loss of any employment land. There is no indication at this stage that the site would	Likelihood: certain Scale: borough Timescale: short term Duration: permanent Significance:	

economy	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?		incorporate commercial premises, however the site is accessible to employment areas by way of bus, cycle and car. Currently broadband coverage is excellent.	insignificant	
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?	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	+/- Development would not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however the site is accessible to employment areas by way of bus, cycle and car. Currently broadband coverage is excellent.	Likelihood: certain Scale: borough Timescale: short term Duration: permanent Significance: insignificant	
13) To	• Will it integrate with	• Will it entail the loss of any	+/+	Likelihood: certain	

maintain and enhance sustainable economic growth	the housing needs of the Borough? Does any economic growth accord with the principles of sustainable development?	employment land? - Will it incorporate any commercial premises - Is there good broadband access - Proximity to employment?	Development would not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however the site is accessible to employment areas by way of bus, cycle and car. Currently broadband coverage is excellent.	Scale: borough Timescale: short term Duration: permanent 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	Anything other than housing proposed that would be attractive to visitors	0 There is no indication at this stage that the site would incorporate anything other than housing		
15) To protect and enhance distinctive and high quality features of the local built	- Will it promote and maintain an attractive and diverse townscape, and protect areas of highest townscape quality? - Will it promote high quality design and	- Harm heritage assets – archaeology - Heritage assets - general	+/- The site has medium potential for archaeological interest. Whilst little is recorded, two major settlement sites are known to the north either side of the A34. Any potential impact could be mitigated.	Likelihood: certain Scale: local/national Timescale: short term Duration: unknown Significance: uncertain	Mitigation of archaeological potential.

environment	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 Grade II listed Manor farmhouse and associated listed Granary lies close to the eastern boundary of the site – its setting would require protection.	Likelihood: uncertain Scale: potentially national Timescale: long term Duration: permanent Significance: significant	Protect the setting of listed assets.
16) To improve the efficiency of resource use, including re-using previously	• Will it use water more efficiently? • Will it reduce water consumption? • Will it result in a reduction in the amount of waste requiring treatment	• Contamination • Greenfield site	-/? Greenfield site but there is no record of contamination. Energy efficiency details would be contained in site specific detail so are unknown.	Likelihood: certain Scale: local Timescale: within Local Plan period Duration: permanent Significance: unknown	Need to incorporate energy efficient mechanisms as part of detailed layout/design.

developed land, existing buildings and materials, and encouraging the maximum use of sustainable design and construction technologies	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 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	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	+ / + / + Development would represent an extension of existing built form and is not therefore considered to be an isolated area of the settlement. It is not located in any key area between settlements and coalescence is not a concern. The site would not project beyond the main built form in Whitchurch. The site would not result in the disruption of a locally distinctive settlement form, being an infill between the A34 and existing settlement. The development would not result in the loss of designated open space. It is unknown what services or facilities would be provided and these would be subject to the layout detail.	Likelihood: certain Scale: local Timescale: short-long term Duration: permanent Significance: not significant	Impact dependent on siting, layout, scale, character and design.

	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?	• Open space provision • Loss of open space or accessible countryside	+/- The site is of sufficient size to allow on site provision of open space. The site is contained by the A34. Although there are a number of public rights of way crossing the site which provide links to the open countryside. The impact on the public right of way was raised as an issue through public consultation.	Likelihood: fairly certain Scale: local Timescale: short term Duration: permanent Significance: significant Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: uncertain	River Test and countryside need to be protected as part of detailed layout considerations. The Rights of Way provide links to the countryside and these would need to be incorporated into the design of the scheme.
19) To improve	• Will it reduce opportunities for		0 Impact on crime and		

community safety by reducing crime, the fear of crime, and antisocial behaviour	crime (e.g. through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?		community safety cannot be determined 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 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?	• Health/social care capacity • Open space provision • Noise pollution • Un-neighbourly uses	+/- There is adequate healthcare capacity to serve the site or there are plans in place to improve infrastructure. Financial contributions are required towards GP infrastructure. On site provision of open space with enhancement of existing off site space (if site is developed in combination with WHIT006) could potentially address the existing deficit in the area. Part of the site closest to the A34 is likely to fall within Noise Exposure Category D. Consideration should be given to the layout and orientation of dwellings to protect amenity.	Likelihood: certain in respect of healthcare and greenspace provision Scale: local Timescale: short-long term Duration: permanent Significance: significant Likelihood: fairly certain Scale: local Timescale: short-long term Duration: permanent Significance: Likelihood: likely Scale: local Timescale: short-long term Duration: temporary Significance: significant	Layout and orientation of houses requires careful consideration to mitigate the impact of noise.

Conclusion: The development of the site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. The sustainability appraisal indicated some negative impacts, although these are unlikely to be overriding negative effects. Potential negative effects were identified particularly in relation to environmental objectives which seek to protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests due to the presence of very good quality agricultural land and the location of the site in the AONB; protect and enhance distinctive and high quality features of the local built environment due to the potential impact on the setting of listed buildings which lie close to the eastern boundary; promote and improve access to open countryside in terms of the impact on the public rights of way; and improve health and wellbeing due to the noise exposure of the A34. However, there are opportunities to site and design any development to avoid these adverse impacts. The site contributes positively to social and environmental objectives in terms of providing a range of sizes and types of homes to meet a range of needs; minimising emissions of greenhouse gases in terms of being local to the centre of the town and railway station; and creating and sustaining a vibrant settlement by an extension of the existing of the existing built form. The site is also accessible to employment areas by way of bus, cycle and car, and as such would contribute towards the economic objectives. The appraisal also highlighted a number of uncertainties due to the limited masterplanning of the site, particularly with respect to infrastructure provision including educational attainment.

Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes ensuring that the siting and design of the development avoids constrained or inappropriate areas for development including areas which are identified as being at risk of future surface water flooding; and ensuring development respects the setting of the Grade II listed Manor farmhouse and granary buildings; and adequate infrastructure is provided on site including the provision of affordable housing, and appropriate open space and planting to secure improvements to the character of the AONB; and off-site contributions towards the provision of education, health and transport infrastructure. In addition, the development should be of a sustainable design and construction. A detailed site allocation will also need to be subject to a surface water and drainage strategy and groundwater protection policy. In addition, development of the site is subject to a new discharge consent by the EA to ensure that additional sewage effluent is treated to the required standard.

Detailed Site Appraisal: WHIT010a East of the Knowlings

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	++/- The site has the potential to increase housing supply by some 200 new dwellings. A site of this size could provide a range of sizes and types of unit to provide choice and meet a range of needs. At this stage it is not known whether the site would meet certain housing needs. The sustainability of any new housing will be dependent on other policies/implementation. The Rural Housing Study	Likelihood: high Scale: local Timescale: short-long term Duration: permanent Significance: significant The certainty of any new housing meeting housing needs will be subject to implementation of other policies such	Development should be of a sustainable design and construction to ensure the housing is sustainable. Affordable housing/housing mix policies required to ensure housing provision meets identified need.

	dwelling 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		indicates high levels of demand for private housing and affordable housing in Whitchurch. The Council's Housing Register shows 85 households in need of housing in Whitchurch (this includes transfers). The site is not in close proximity to the designated employment site in Whitchurch but could be accessed by walking or cycling. Basingstoke and Andover employment areas could be accessed by bus, car or train. Development of the site does not meet the specific housing needs of gypsies and travellers.	as affordable housing, housing mix etc.	The needs of gypsies and travellers need to be addressed.

	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?	Within 7 most deprived areas of Borough	0 No, as the site is remote from the most deprived areas of the borough and would have no effect.		
3) To reduce and minimise emissions of greenhouse gases	• Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional	• Renewable energy • Accessibility	-/+ Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation.	Likelihood: certain Scale: global Timescale: long term Duration: permanent	Sustainability/energy efficiency of new housing could be improved through design and technology – through policy or masterplanning of site.

and manage the impact of climate change	emissions targets? - Does it incorporate and/or promote the use of renewable energy technologies? - Will it mitigate the effects of climate change?		The site is close to the town centre shops. This site is furthest from the station which may encourage driving drop offs as parking is poor at the station. Education and GP facilities are accessible by walking, cycling or car and further education facilities and the Hospital by bus, car or train. The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy opportunities Plan and is of sufficient size to deliver decentralized energy.	Significance: significant Likelihood: certain Scale: local Timescale: short term Duration: permanent Significance: Likelihood: fairly certain Scale: local Timescale: short term Duration: permanent Significance: significant	Seek to ensure renewable energy and/or decentralized energy provided on site.
(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	? The majority of the site is improved pasture, which has developed on former arable land. It has relatively low biodiversity value, but supports a range of more common meadow species of localised biodiversity value for local residents. There are no designated sites within the site boundaries, but the R. Test SSSI and Cowslip Bank SINCs are nearby and could be indirectly affected from	Likelihood: uncertain Scale: local/national Timescale: short Duration: permanent Significance: significant	Potential for enhancement through provision of greenspace.

	Biodiversity Action Plan (BAP) species and their habitats?		recreational pressure and run-off from development into the R. Test. There is considerable potential to enhance the biodiversity of the site, which if achieved through the provision of greenspace, could offset the loss of the local biodiversity interest in the areas developed.		
(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?	• Landscape character, diversity • Agricultural land • minerals	+/- Assessed as having medium/high landscape capacity. Constraints include the test Valley to the north, adjacent countryside to the SE and potential views from surrounding areas. Landscape issues could be addressed and possibly the area could be enhanced. Post 1988 information indicates that 98% of the site is grade 2 agricultural land; the remaining 2% is not covered by the surveys. This is acknowledged as good quality land, although it would not pose a significant constraint to development. The NE corner of the site falls within a Mineral Consultation Area for sharp sand and gravel and should be protected from sterilisation by non mineral development. This is not	Likelihood: Fairly certain Scale: local/national Timescale: short/long term Duration: permanent Significance: significant Likelihood: certain Scale: national Timescale: short term Duration: permanent Significance: Not significant Likelihood: certain Scale: county Timescale: short-medium Duration: Significance:	Need to accommodate landscape and visual features within the layout. Investigation of mineral reserves will be required to be submitted to the MPA to allow or the assessment of the viability of the reserves and potential for prior extraction prior to development.

			deemed to be a significant constraint to development.		
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?	- Water quality - Pollution of water source - Adequate water supply - Adequate sewerage infrastructure	?/0/++/? Subject to the sewerage treatment works achieving new discharge consent to treat the additional effluent to a higher standard, there would be no impact on water quality. The site is in Source Protection Zone 2 which would not be a significant issue with regards pollution of water subject to compliance with groundwater protection policy. Southern Water has a duty to supply water to the development, which is set out in their Water Resource Management Plan. The Water Cycle Study identifies that Whitchurch would be approaching or breaching the STW flow consent if the population increase tested was to come forward. Southern Water has	Likelihood: uncertain Scale: local/regional Timescale: immediate Duration: permanent Significance: significant Likelihood: uncertain Scale: national Timescale: short term Duration: permanent Significance: significant Likelihood: certain Scale: regional Timescale: short-long term Duration: permanent Significance: Likelihood: uncertain Scale: national Timescale: short-long term Duration: permanent	Prior to development commencing, a new discharge consent must be issued by the EA to ensure the additional sewage effluent is treated to the required standard in the interests of water quality. Would need to ensure that development does not harm groundwater quality, EA policies would need to be adhered to. Discharge consents need to be achieved prior to the site connecting to the STW, which could impact on the phasing of development.

			stated that Whitchurch wastewater treatment works currently has insufficient capacity to accept the flows but SWS is not aware of any environmental constraints that would stop the expansion of the current works, subject to consent from the Environment Agency.	Significance: highly 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?	- Flooding - permeability of the soil	/?/? The site is situated wholly within Flood Zone 1. The site is outside and is not Upstream of a Critical Drainage Area. There is no record of groundwater or localised flooding within the site. Part of the site (a minor area) is at risk of future surface water flooding in a 1 in 200 year event to a depth of 100ml. The EA has identified that groundwater could be shallow on this site. Infiltration could be limited as a result of geology and given the location of the site in SPZ2 and potential for shallow groundwater, capacity to store and absorb drainage water may be limited. This is not a significant constraint but requires investigation.	Likelihood: uncertain due to need to investigate and apply the sequential test Scale: local Timescale: short – long term Duration: permanent Significance: significant Likelihood: uncertain Scale: national Timescale: short-long term Duration: permanent Significance: significant	The sequential test should be applied in the first instance and if there are no alternative sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows: Avoid development in areas at risk of future surface water flooding. Mitigate risk of groundwater through an investigation and establishing appropriate ground levels for new development. Avoid development in drainage ditches. Surface water needs to be managed as part of any development strategy.

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?	• Site accessible by range of transport • Enable transport linkages • Opportunity for new local services	+/- The site lies to the SE corner of the town directly adjacent to the existing conurbation and is close to town centre shops, GP and bus stops. The station is remote from the site and it is deemed the proposal would generate a moderate number of car journeys. Education and GP facilities are accessible by walking, cycling or car and further education facilities by bus, car or train. Travel outwards would be for employment, the hospital and major supermarkets. The Transport Assessment/Model indicates that the town centre location will generate a higher proportion of walking and cycling trips and for access to bus services to major centres. Bus services will need to be maintained. There will be no significant infrastructure on site and there will be few additional wider benefits for other sites/users in terms of transport linkages or new facilities/infrastructure. Site is located off Micheldever Road which has congestion problems at Winchester Road, so most extra trips will need to pass here and through the town centre at its	Likelihood: certain Scale: local Timescale: short term Duration: permanent Significance: not significant Likelihood: certain Scale: local Timescale: short term Duration: permanent Significance: not significant	

			narrow/awkward junctions.		
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?	• Site potential to be accessible by extending transport network • Opportunity to provide new/improved infrastructure	0 There will be no wider benefits for other sites/users in terms of transport linkages or new facilities/infrastructure.		
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	• Capacity in primary schools • Capacity in secondary schools • New education provision?	-/- There is insufficient primary school capacity. Further housing would create additional pressure on school places which may not be able to be met through expansion of the school. There is insufficient secondary school capacity which would need to be investigated through a building feasibility study.	Likelihood: certain Scale: local Timescale: short-long term Duration: permanent Significance: significant	Investigations required into education provision.

	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?	• Will it entail the loss of any employment land • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	+/+/+ Development would not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however the site is accessible to employment areas by way of bus, cycle and car. Currently broadband coverage is excellent/good.	Likelihood: certain Scale: borough Timescale: short term Duration: permanent Significance:	
12) To	• Will it promote	• Will it entail the loss of any	+/+	Likelihood: certain	

maintain high and stable levels of employment	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?	employment land? • Will it incorporate any commercial premises • It there good broadband access • Proximity to employment?	Development would not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however the site is accessible to employment areas by way of bus, cycle and car. Currently broadband coverage is excellent/good.	Scale: borough Timescale: short term Duration: permanent Significance: insignificant Likelihood: certain Scale: borough Timescale: short term Duration: permanent Significance: insignificant	
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?	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • It there good broadband access • Proximity to employment?	+/+ Development would not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however the site is accessible to employment areas by way of bus, cycle and car. Currently broadband coverage is excellent/good.	Likelihood: certain Scale: borough Timescale: short term Duration: permanent 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	• Anything other than housing proposed that would be attractive to visitors	0 There is no indication at this stage that the site would incorporate anything other than housing that would be attractive to 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	• Harm heritage assets – archaeology • Heritage assets - general	+/+ The site has low potential for archaeological interest as any potential impact could be mitigated. There are no Conservation Areas, Historic Parks and Gardens, Listed buildings or other heritage assets on or in close proximity to the site.	Likelihood: certain Scale: local/national Timescale: short term Duration: unknown Significance: insignificant	Mitigation of archaeological potential.

	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	• 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	• Contamination • Greenfield site	-/? Greenfield site but there is no record of contamination.	Likelihood: certain Scale: local Timescale: within Local Plan period Duration: permanent Significance: unknown	Details of energy efficiency need to be provided at the detailed stage.

technologies	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?	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	+/? Development would represent an extension of existing built form and is therefore considered to be an isolated area of the settlement. It is not located in any key area between settlements and coalescence is not a concern. The site would be contained by existing development on two	Likelihood: fairly certain Scale: local Timescale: short-long term Duration: permanent Significance:	Impact dependent on siting, layout, scale, character and design. Consider further the impact on community cohesion given the impact on informal recreation activities.

	• 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?		sides of the site and would infill an existing section of land between the river and built form beyond. The site would not result in the disruption of a locally distinctive settlement form, being a logical infill. The development would not result in the loss of designated open space, although it is noted that the site is used informally by dog walkers which would need to be considered. It is unknown what services or facilities would be provided and these would be subject to the layout detail.		
18) To promote and	• Will it maintain or improve public access to open	• Open space provision • Loss of open space or accessible countryside	-/+ Adjacent to the countryside, and River Test and an informal	Likelihood: uncertain impact on footpath and River	River Test and countryside need to be protected as part of

improve access to open space and countryside	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?		footpath exists on the site periphery which is used informally by the public. The site is close to open space at Daniel Road and approximately 350m from the play area at Alliston Way. On site provision with enhancement of existing off site space could potentially address the existing deficit in the area.	Test Scale: local Timescale: short term Duration: permanent Significance: uncertain Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance:	detailed layout considerations.
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 Impact on crime and community safety cannot be determined 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 healthcare facilities to meet the needs of	• Health/social care capacity • Open space provision • Noise pollution • Un-neighbourly uses	0/+/>++ There is adequate healthcare capacity to serve the site or there are plans in place to improve infrastructure. The site is close to open space at Daniel Road and approximately 350m from the play area at Alliston Way. On	Likelihood: certain in respect of healthcare and greenspace provision Scale: local Timescale: short-long term Duration:	

	older people? • Will it help to develop healthy and 'liveable' neighbourhoods • Will it improve air quality? • Will it decrease noise pollution near residential areas?		site provision with enhancement of existing off site space could potentially address the existing deficit in the area. The site is not subject to unacceptable noise pollution.	permanent Significance: significant Likelihood: unlikely Scale: local Timescale: short-long term Duration: temporary Significance: insignificant	
Conclusion: The development of the site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. Developing the site for housing is unlikely to lead to any overriding negative effects, and relatively few negative effects were identified relating to the environmental and social objectives of the sustainability appraisal which aim to protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests; and to promote and improve access to open space and countryside. This is due to the impact on very good quality agricultural land and identified landscape constraints (although the site is assessed as having a medium/high landscape capacity); and the impact on the footpath which is used informally by members of the public. The site would mainly have a positive impact on economic objectives in terms of its accessibility to employment by way of bus, cycle and car, and enjoys good to excellent broadband coverage such that it would generally support sustainable economic growth. The appraisal also highlighted a number of uncertainties, particularly with respect to infrastructure provision including the capacity of local primary and secondary schools. Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes ensuring that the siting and design of the development avoids constrained or inappropriate areas for development including areas of landscape sensitivity including the Test valley and adjacent countryside; parts of the site at risk of future surface water flooding; and adequate infrastructure is provided including on-site provision of affordable housing and greenspace which will enable biodiversity enhancement; and ensure that off-site contributions are secured towards the provision of primary and secondary education and improvements to transport networks and linkages. The potential for shallow groundwater will need to be investigated and mitigated. Development should also be of a sustainable design and construction. A detailed allocation policy will also need to ensure that developing the site is subject to a surface water and drainage strategy, and groundwater protection policy. Finally, development of the site is subject to a new discharge consent by the EA to ensure that additional sewage effluent is treated to the required standard.					

Detailed Site Appraisal: WHIT018 Land lying off Winchester Road

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	++/- The site has the potential to increase housing supply in Whitchurch. A site of this size could provide a range of sizes and types of unit to provide choice and meet a range of needs. At this stage it is not known whether the site would meet certain housing needs. The sustainability of any new housing will be dependent on other policies/implementation. The Rural Housing Study indicates high levels of	Likelihood: high Scale: local Timescale: short-long term Duration: permanent Significance: significant The certainty of any new housing meeting housing needs will be subject to implementation of other policies such	Development should be of sustainable design and construction to ensure the housing is sustainable, Affordable housing/housing mix policies required to ensure housing provision meets identified need. The needs of gypsies and travellers needs to be addressed.

	dwelling 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		demand for private housing and affordable housing in Whitchurch. The Council's Housing Register (bands 1-4) shows 85 households in need of housing. Development of the site does not meet the specific housing needs of gypsies and travellers.	as affordable housing, housing mix etc.	

	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?	Within 7 most deprived areas of Borough	0 The site is remote from the most deprived areas of the borough and would have no effect.		
3) To reduce and minimise emissions of greenhouse gases	• Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional	• Renewable energy • Accessibility	-/+ Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation.	Likelihood: certain Scale: global Timescale: long term Duration: permanent	Sustainability/energy efficiency of new housing could be improved through design and technology – include through policy or masterplanning of site.

and manage the impact of climate change	emissions targets? - Does it incorporate and/or promote the use of renewable energy technologies? - Will it mitigate the effects of climate change?		The site lies to the South East corner of the town and is some distance from the existing conurbation and town centre shops, schools, GP and bus stops for main routes. Whitchurch has the majority of key services but travel outwards is likely for employment, visiting the Hospital and major supermarkets. The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy opportunities Plan and is of sufficient size to deliver decentralized energy.	Significance: significant Likelihood: certain Scale: local Timescale: short term Duration: permanent Significance: Likelihood: fairly certain Scale: local Timescale: short term Duration: permanent Significance: significant	Seek to ensure renewable energy and/or decentralized energy provided on site.
(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	Biodiversity	0 There are no designated sites within the site boundaries. Within 80m to the north west of the site are the Whitchurch Water Meadows SINC and River Test SSSI, but these are isolated from the site by existing residential development and the Whitchurch Road. Any layout will need to respect the few features of biodiversity interest within and around the area	Likelihood: uncertain Scale: local/national Timescale: short Duration: permanent Significance: significant	Existing hedgerows and lime trees should be integrated into any development layout so as to secure appropriate future management as 'wildlife corridors'.

	national and county Biodiversity Action Plan (BAP) species and their habitats?		with adequate mitigation of impacts on protected or priority 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?	• Landscape character, diversity • Agricultural land • minerals	?/-/- Assessed as having medium landscape capacity, the site is on the edge of the village, has a strong relationship with the countryside to the south and forms part of a wider recreational network. However, part of the site is noticeably lower and less prominent. Post 1988 information indicates that 75% of the site is grade 2 agricultural land. 24% of the site is classified as Grade 3b and 1% has been classified as other. The NW half of the site falls within a Mineral Consultation Area for sharp sand and gravel and should be protected from sterilisation by non mineral development.	Likelihood: Fairly certain Scale: local/national Timescale: short/long term Duration: permanent Significance: significant Likelihood: certain Scale: national Timescale: short term Duration: permanent Significance: Not significant Likelihood: certain Scale: county Timescale: short-medium Duration: Significance:	Development should be limited to the lower, flatter parts of the site to the west and planting should be reinforced. Investigation of mineral reserves will be required to be submitted to the MPA to allow or the assessment of the viability of the reserves and potential for prior extraction prior to development.
6) To maintain and improve the quality	• Will it maintain or improve the water quality of controlled waters including rivers, streams,	• Water quality • Pollution of water source • Adequate water supply • Adequate sewerage infrastructure	?/0/+/? Subject to the sewerage treatment works achieving new discharge consent to treat the additional effluent to a higher	Likelihood: uncertain Scale: local/regional Timescale:	Prior to development commencing, a new discharge consent must be issued by the EA to ensure the additional

of water resources in the Borough	ditches, ponds, lakes and groundwater?		standard, there would be no impact on water quality. The site is in Source Protection Zone 2 which would not be a significant issue with regards pollution of water subject to compliance with groundwater protection policy. Southern Water has a duty to supply water to the development, which is set out in their Water Resource Management Plan. The Water Cycle Study identifies that Whitchurch would be approaching or breaching the STW flow consent if the population increase tested was to come forward. Southern Water have stated that Whitchurch wastewater treatment works currently has insufficient capacity to accept the flows but SWS is not aware of any environmental constraints that would stop the expansion of the current works, subject to	immediate Duration: permanent Significance: significant Likelihood: uncertain Scale: national Timescale: short term Duration: permanent Significance: significant Likelihood: certain Scale: regional Timescale: short-long term Duration: permanent Significance: Likelihood: uncertain Scale: national Timescale: short-long term Duration: permanent Significance: highly significant	sewage effluent is treated to the required standard in the interests of water quality. Would need to ensure that development does not harm groundwater quality, EA policies would need to be adhered to. Discharge consents need to be achieved prior to the site connecting to the STW, which could impact on the phasing of development.

			consent from the Environment Agency.		
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?	- Flooding - permeability of the soil	+/? The site is situated wholly within Flood Zone 1. The site is outside and is not Upstream of a Critical Drainage Area. There is no record of groundwater or localised flooding within the site. Part of the site (a minor area) is at risk of future surface water flooding in a 1 in 200 year event to a depth of 100mm. Infiltration could be limited as a result of geology and given the location of the site in SPZ2 and potential for shallow groundwater, capacity to store and absorb drainage water may be limited. This is not a significant constraint but requires investigation.	Likelihood: uncertain due to need to investigate and apply the sequential test Scale: local Timescale: short – long term Duration: permanent Significance: significant Likelihood: uncertain Scale: national Timescale: short-long term Duration: permanent Significance: significant	The sequential test should be applied in the first instance and if there are no alternative sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows: Avoid development in areas at risk of future surface water flooding. Mitigate risk of groundwater through an investigation and establishing appropriate ground levels for new development. Avoid development in drainage ditches. Surface water needs to be managed as part of any development strategy
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	- Site accessible by range of transport - Enable transport linkages - Opportunity for new local services	0/- The site lies to the S East corner of the town and the most distant to the existing conurbation and town centre shops, schools, GP and bus stops for main routes. Whitchurch has the majority of	Likelihood: certain Scale: local Timescale: short term Duration: permanent Significance: not	

	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?		key services but travel outwards is likely for employment, visiting the Hospital and major supermarkets. Some improvements will be required to improve both pedestrian and cycle linkages, although due to the historic street patterns in the town centre, the scope for improvement is constrained. The bus services provide regular daytime services to Basingstoke town and should be maintained where possible. There is traffic congestion at Winchester Road/ Micheldever Rd during peak period which may require the introduction of further parking restrictions in the area if the site were to be developed. The site is located over 2km from the mainline station and therefore it is likely that future residents will use the private car for travel to key services and employment outside of the town.	significant Likelihood: certain Scale: local Timescale: short term Duration: permanent Significance: not significant	
9) To improve choice and access to sustainable transport	• Will it minimise the need to travel? • Will it provide alternative means of travel to the private	• Site potential to be accessible by extending transport network • Opportunity to provide new/improved infrastructure	0 Site is unlikely to deliver services internally for use by neighbouring areas. So journeys would be outward/offsite. Upgrading of		

options	car? • Will it reduce private vehicular use? • Will it encourage the use of public transport?		bus services would benefit wider use.		
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	• Capacity in primary schools • Capacity in secondary schools • New education provision?	-/- There is insufficient primary school capacity. Further housing would create additional pressure on school places which may not be able to be met through expansion of the school. There is insufficient secondary school capacity which would need to be investigated through a building feasibility study.	Likelihood: certain Scale: local Timescale: short-long term Duration: permanent Significance: significant	Investigations required into education provision.

	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?	• Will it entail the loss of any employment land • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	+/+/+ Development would not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however the site is accessible to employment areas by way of bus, cycle and car. Currently broadband coverage is excellent/good.	Likelihood: certain Scale: borough Timescale: short term Duration: permanent Significance:	
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-	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	+/+ Development would not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial	Likelihood: certain Scale: borough Timescale: short term Duration: permanent Significance: insignificant	

	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?		premises, however the site is accessible to employment areas by way of bus, cycle and car. Currently broadband coverage is excellent/good.	Likelihood: certain Scale: borough Timescale: short term Duration: permanent Significance: insignificant	
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?	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	+/- Development would not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however the site is accessible to employment areas by way of bus, cycle and car. Currently broadband coverage is excellent/good.	Likelihood: certain Scale: borough Timescale: short term Duration: permanent Significance: insignificant	
14) To enhance the attractiveness of the Borough to	• Will it retain or improve retail facilities in the Borough? • Will it improve the	• Anything other than housing proposed that would be attractive to visitors	0 There is no indication at this stage that the site would incorporate anything other than housing that would be attractive to visitors.		

visitors	image of the Borough to attract inward 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	- Harm heritage assets – archaeology - Heritage assets - general	?/0 There is a large D shaped enclosure immediately adjacent to this area with some of the ditches and associated trackways falling into this area. Although undated, the form of the monument is such that is seems likely it will prove to be late prehistoric or Roman in date. However there is currently no evidence to suggest an overriding archaeological issue. There are no Conservation Areas, Historic Parks and Gardens, Listed buildings or other heritage assets on or in close proximity to the site. There is a minor impact on the wider setting of Whitchurch Conservation Area, due to the contribution that the slope of the site makes to the setting of the conservation area within the river valley.	Likelihood: certain Scale: local/national Timescale: short term Duration: unknown Significance: insignificant	Mitigation of archaeological potential. Mitigate impact on Conservation Area through the siting, layout, scale, character and landscape design of the proposal.

	(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 • Greenfield site	-/+ Greenfield site No record of contamination.	Likelihood: certain Scale: local Timescale: within Local Plan period Duration: permanent Significance: unknown	Details of energy efficiency need to be provided at the detailed stage.

	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	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	+/-/? Development of the site would represent an extension of the existing built form and therefore is not considered to be an isolated area of settlement. There is a large open sports area to the north of the site, however, it is not considered that the character of this would result in the development being isolated in any part. It is not located in any key area between different settlements and therefore the issue of coalescence is not a concern.	Likelihood: fairly certain Scale: local Timescale: short-long term Duration: permanent Significance:	Impact dependent on siting, layout, scale, character and design. Consider further the impact on community cohesion given the impact on informal recreation activities.

	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 development would not result in the loss of designated open space. It is unknown what services or facilities would be provided and these would be subject to the layout detail.		
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	• Open space provision • Loss of open space or accessible countryside	+ Adjacent to the Countryside and footpath running through the site.	Likelihood: uncertain impact on footpath Scale: local Timescale: short term Duration: permanent Significance:	

	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?			uncertain Likelihood: uncertain Scale: local Timescale: short term Duration: permanent 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 Impact on crime and community safety cannot be determined 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 healthcare facilities to meet the needs of older people? • Will it help to develop healthy and 'liveable'?	• Health/social care capacity • Open space provision • Noise pollution • Un-neighbourly uses	0/- There is adequate healthcare capacity to serve the site or there are plans in place to improve infrastructure. Site could be affected by traffic noise from A34. A sewage works is located south of the site and the prevailing SW wind direction would mean that odour could be carried in the direction of this site.	Likelihood: certain in respect of healthcare provision Scale: local Timescale: short-long term Duration: permanent Significance: significant Likelihood: unlikely Scale: local	

	neighbourhoods • Will it improve air quality? • Will it decrease noise pollution near residential areas?			Timescale: short-long term Duration: temporary Significance: insignificant	
Overall impact: The development of this site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. Developing the site is likely to have a positive effect on the social objectives of the SA in terms of providing a range of sizes and types of housing. Developing the site for housing is unlikely to lead to any overriding negative effects and where negative effects have been identified, for example, in relation to protecting and enhancing distinctive and high quality features of the local built environment, there are opportunities for mitigation through site layout, restoration and improved management etc. Development of the site would largely have a neutral impact on economic objectives – it does not entail the loss of any employment land, but is within sufficient distance of employment sites to enable commuting and support economic growth in principle. In terms of the accessibility objective, the site scores neutrally, reflecting its relative inaccessibility to services compared to other sites in Whitchurch but also opportunities to provide wider improvements to the highway network. Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes for example - ensuring that the siting and design of the development avoids inappropriate areas for development such as areas of mineral constraint, noise sensitive locations and those affected by the Sewerage Treatment Works; taking account of the landscape capacity of the area and its relationship with the countryside; and preserving the wider setting of the conservation area. Adequate infrastructure will also need to be provided including provision of affordable housing, appropriate green infrastructure, open space/recreational provision and education facilities. Development must also be of a sustainable design and construction and manage surface water/drainage as part of an overall strategy.					

Detailed Appraisal of Site Combination: BAS107 Razors Farm and BAS122 Cufau de Farm

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	++/- The combination of sites BAS107 and BAS122 have the potential to increase housing supply by some 810 new dwellings. A site of this size could provide a range of sizes and types to provide choice and a range of needs. At this stage it is not known whether the site would meet certain housing needs. The site is in close enough proximity of employment areas such that it would integrate with employment needs. The sustainability of any new	Likelihood: high Scale: local-borough Timescale: short-long term Duration: permanent Significance: significant The certainty of any new housing meeting housing needs will be subject to implementation of other policies such as affordable housing, housing mix etc.	Development on the site should be of a sustainable design and construction to ensure the housing is sustainable. Affordable housing/housing mix policies required to ensure housing provision meets identified need.

	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 will be dependent on other policies/implementation. The Council's housing register shows there are 5300 households in need of housing in Basingstoke Town. 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.

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?	Within 7 most deprived areas of Borough	0 Development of this site would not have a direct impact on deprivation and inequality.		
3) To reduce and minimise emissions of greenhouse gases and manage	• Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional emissions targets?	• Renewable energy • Accessibility	-/0/++ Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. There are no direct public transport services to the	Likelihood: certain Scale: local/global Timescale: long term Duration: permanent Significance: significant	Sustainability/energy efficiency of new housing could be improved through design and technology – include through policy or masterplanning of site.

the impact of climate change	- Does it incorporate and/or promote the use of renewable energy technologies? - Will it mitigate the effects of climate change?		combined site at present, and the nearest is likely to be within Taylors Farm. Walking and cycling links are on the east of the railway. Cars will be the main form of travel. The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy.	Likelihood: uncertain Scale: global Timescale: long term Duration: permanent Significance: significant	Seek to ensure renewable energy and/or decentralized energy provided on site.
(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?	Biodiversity	? It is considered possible that development can be accommodated without direct loss of important habitats subject to layout and design. There may be potential indirect impacts which will need to be addressed through management and contributions. Further survey work is recommended.	Likelihood: fairly certain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant.	Conservation and enhancement of the biodiversity interest will depend on the layout and design of any development, management issues, and on and off site contributions. Buffer zone of between 5 and 8 metres is required between all watercourses and development.
(5) To protect and enhance the distinctiveness and	- Will it protect areas of highest landscape value? - Will it protect and enhance the Borough's	- Landscape character, diversity - Agricultural land - minerals	-/+ Assessed as having a medium capacity for development within the Landscape Capacity Study. The southern area of Razor's Farm is more sensitive	Likelihood: fairly certain Scale: local Timescale: short-long term Duration: permanent	Mitigation is possible through siting, design, and landscaping.

quality of the local landscape, soils, geological and geomorphologic interests	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?		due to intrinsic landscape features. In addition, any edges with the countryside along the northern and western boundaries would need to be sensitively treated. However, it is considered that there is an existing landscape structure throughout the area that could be extended to provide an appropriate setting for development. 72% of these sites are classified as grade 3b, 14% grade 4, 8% grade 5. There are no known mineral constraints.	Significance: potentially significant Likelihood: uncertain Scale: national Timescale: medium-long term Duration: permanent Significance: potentially significant	Further assessment of agricultural quality is required.
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?	• Water quality • Pollution of water source • Adequate water supply • Adequate sewerage infrastructure	-/++/++/- There would no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, this is not deemed to be a significant constraint to development. The site is not within a Source Protection Zone and therefore the risk of polluting a water source is limited.	Likelihood: unknown to what extent the water quality will deteriorate Scale: local Timescale: immediate Duration: short-long term Significance: potentially significant Likelihood: fairly certain development will not pollute water source Scale: local Timescale: immediate Duration: unknown	Monitoring of water quality is necessary. Further investigation necessary to assess network capacity for sewerage infrastructure

			South East Water's Water Resource Management Plan sets out how water will be provided up to 2020. There is no capacity in the drainage network around this site and any development would need to drain through a new connection to the strategic sewer or need to requisition an upgrade to the network. Thames Water has raised concerns in this respect and would need to undertake further investigations into the impact.	Significance: insignificant Likelihood: certain Scale: local Timescale: longer term Duration: temporary Significance: significant Likelihood: uncertain Scale: local Timescale: medium – lead in time required to upgrade infrastructure Duration: unknown 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	- Flooding - permeability of the soil	0/- The site is wholly within Flood Zone 1, is not within or upstream of a Critical Drainage Area and there is no record of groundwater flooding. There is record of localised flooding on the eastern boundary of BAS107 and within BAS122, however this is relatively minor; although it could have an impact on the access if access is taken from this location. Parts (not significant areas) of the site are identified as being at risk of future	Likelihood: uncertain Scale: local Timescale: short term Duration: temporary Significance: significant	The sequential test should be applied in the first instance and if there are no alternative suitable sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows: Avoid development in areas at risk of future surface water flooding and areas where

	developments? • Will there be adequate provision of supporting water and sewerage infrastructure to support development?		surface water flooding in a 1 in 200 year event to a depth of 100 and 300ml. The Environment Agency has identified that there is the potential for shallow groundwater on site and that the poor drainage of the land represents a constraint. The site has a fairly high standard percentage runoff but this is not deemed to be a significant constraint to development.		localised flooding has occurred. If the access runs through an area that has experienced localised flooding, the access design would need to be carefully considered to ensure safe access and egress is achieved. Mitigate risk of groundwater through an investigation and establishing appropriate ground levels for new development. Avoid development in drainage ditches. Surface Water Management Strategy required.
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	• Site accessible by range of transport • Enable transport linkages • Opportunity for new local services	0/?/0/? There are no direct public transport services to the combined site at present. Walking and cycling links are on the east of the railway. Cars will be the main form of travel. The Transport Assessment/Model indicates that there will be deterioration on the wider network due to additional flows and infrastructure improvements at Crockford roundabout would	Likelihood: certain Scale: local Timescale: short term Duration: permanent Significance: significant	Transport infrastructure improvements necessary, funding required.

	inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?		be required, that would be reliant on contributions. Flows north to Bramley will require some restriction/mitigation to narrow country lanes. Concerns about existing routes through residential areas. The site will not deliver any highway benefits for other areas, and there will be limited on site provision of key services to attract neighbouring trips, although development of these sites could help the business case for Chineham station. There is insufficient capacity at some of the community facilities including library and contributions will be sought towards the household waste recycling service.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent 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?	• Site potential to be accessible by extending transport network • Opportunity to provide new/improved infrastructure	0 The site will not deliver any highway benefits for other areas, and there will be limited on site provision of key services to attract neighbouring trips.		
10) To improve	• Will it increase the levels of	• Capacity in primary schools	- This development is in an area	Likelihood: fairly	If other housing sites come forward locally

educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	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?	• Capacity in secondary schools • New education provision?	that will prove difficult to provide primary school places. This number of new housing will result in difficulties in securing a sensible school place planning strategy. The nearest schools are on a restricted site and are unlikely to be able to be expanded. There is insufficient capacity at secondary schools at present. A review of secondary school catchment areas will be required due to the location of development and to reflect the difficulty that is likely to exist in expanding local schools.	certain Scale: local Timescale: unknown Duration: uncertain Significance: significant	this may enable provision of a new primary school. A review of secondary school catchment areas may address this issue.
11) To	• Will it promote	• Will it entail the loss of any	0/+/?		

develop a diverse and competitive knowledge-based economy	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?	employment land • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	Development of these sites will not entail the loss of any employment land. There is no indication at this stage that the sites would incorporate commercial premises, however, they are accessible to a number of employment areas by bus, walk, cycle and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbps by 2015.	Likelihood: uncertain Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium term Duration: permanent Significance: insignificant	
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	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/+/? Development of these sites will not entail the loss of any employment land. There is no indication at this stage that the sites would incorporate commercial premises, however, they are accessible to a number of employment areas by bus, walk, cycle and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbps by 2015.	Likelihood: uncertain Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium term Duration: permanent	

	employment land to meet the needs of existing businesses and attract inward investment?			Significance: insignificant	
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?	- Will it entail the loss of any employment land? - Will it incorporate any commercial premises - Is there good broadband access - Proximity to employment?	0/+/? Development of these sites will not entail the loss of any employment land. There is no indication at this stage that the sites would incorporate commercial premises, however, they are accessible to a number of employment areas by bus, walk, cycle and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbs by 2015.	Likelihood: uncertain Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium term Duration: permanent 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	Anything other than housing proposed that would be attractive to visitors	0 There is no indication at this stage that the site would incorporate anything other than housing that would be attractive to 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	• Harm heritage assets – archaeology • Heritage assets - general	?/- Medium potential for impact on archaeological interest. It is likely that development would not be allowed within the setting of the grade II listed Razors Farmhouse, Barns Granary and associated curtilage. In addition, a number of grade II listed buildings lie within the surrounding area of these two sites, and the setting of these heritage assets would require protection.	Likelihood: uncertain regarding archaeological interest Scale: local-national Timescale: short term Duration: permanent Significance: significant	Potential for mitigation of archaeological concerns following fieldwork.

	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	• Contamination • Greenfield site	-/? Greenfield site, but no record of contamination. The assessment of many of these issues is largely design related so are unable to be assessed at this stage.	Likelihood: certain that a greenfield site would be used Scale: local Timescale: within Local Plan period Duration: permanent Significance: significant Likelihood: uncertain impact on resource use Scale: local-global Timescale: short-long term Duration: permanent Significance: unknown	Consider efficiency of resource use in design and layout of the development.

	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?	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	0/-/0 The local landform and vegetation to the south of Razor's Farm, along with the railway line, provide separation with the surrounding areas of development and these features could potentially result in any development appearing isolated. However, this could be addressed through the layout of the site. It is not considered that the development of the site would lead to coalescence. Does not relate well to the existing settlement in terms of form, scale and character and would not create a more integrated settlement. In particular, Cufau de Farm would project northwards of the town in a manner inconsistent with the existing	Likelihood: fairly certain Scale: local Timescale: short-long term Duration: permanent Significance: 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?		compact shape of the town. There are opportunities for the site to be defined by strong boundaries. The sites will not deliver any highway benefits for other areas, although development of the sites in combination is more likely to result in provision of some local services.	Likelihood: fairly certain Scale: local Timescale: short-long term Duration: unknown Significance: likely to be insignificant	
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?	• Open space provision • Loss of open space or accessible countryside	++ The combined sites have the potential to address the deficiency in park provision in Chineham through the provision of on-site open space and children's play facilities. There is a deficiency of open space suitable for kickabout and no neighbourhood park in Chineham. By providing a large area of open space in the south eastern part of the site, the needs of some of the existing residents could be addressed along with the needs of new residents.	Likelihood: uncertain Scale: local/neighbourhood Timescale: short-long term Duration: permanent Significance: significant	

	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 impact on crime and community safety cannot be determined 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 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?	- Health/social care capacity - Open space provision - Noise pollution - Un-neighbourly uses	0/- There is adequate capacity to serve the site or there are plans in place to improve the infrastructure. Current open space provision in the area is deficient but this can be overcome by provision on this site as part of any development. It is likely that better quality open space could be achieved if the sites are developed together. Some of the site is affected by rail traffic noise, and there is a potential noise and unneighbourly impact from the MOD site.	Likelihood: uncertain Scale: local Timescale: uncertain Duration: uncertain Significance: potentially significant	Financial contributions would be sought to maintain primary care services. A detailed noise assessment will be required to ensure acceptable noise standards can be met, and further noise mitigation may be required. There may need to be mitigation/enhancement in respect of the neighbouring MOD use.

Conclusion: The development of the site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. Developing the site for housing is unlikely to lead to any overriding negative impacts although some negative effects were identified, particularly relating to the environmental and social objectives of the sustainability appraisal. Due to the sensitivities of landscape features; potential indirect impacts on biodiversity; risk of surface water flooding; impact on listed buildings; relationship to the existing settlement; and the impact of rail traffic noise and MOD site, there is the potential for development to have a negative impact on some of the SA objectives which seek to protect and enhance local biodiversity, and the local landscape; avoid the risk of flooding; protect and enhance the local built environment; and to improve the health and well-being of communities. However, these issues only affect parts of the two sites, and could potentially be overcome through design and layout, and mitigation measures. Developing the combination of sites would largely have a neutral impact on economic objectives as it would not entail the loss of any employment land, and are within sufficient distance of employment sites to enable commuting and would therefore generally support economic growth. The SA identified some uncertainty regarding infrastructure and service provision, and its effect in respect of social objectives such as improving educational attainment. Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development could be achieved. This will include ensuring that the siting and design of the development avoids constrained or inappropriate areas of biodiversity interest and landscape features; areas at risk of flooding; heritage assets including the grade listed Razors Farmhouse, Barns Granary and associated curtilage; and areas affected by un-neighbourly uses and ensuring adequate infrastructure is provided on-site including affordable housing and open space; and off-site contributions should also be sought towards education provision, improvements to transport networks and linkages, and to maintain healthcare services. The scheme should also be of a sustainable design and construction. Development would also need to drain through a new connection to the strategic sewer and therefore development would be subject to a new connection. A Drainage Strategy/Surface Water Plan would need to be provided.					

Detailed Appraisal of Site Combination: BAS114 Kennel Farm and BAS133 Hounsme Fields

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	++/- The combination of sites (BAS114 and BAS133) have the potential to increase housing supply by some 1,250 new dwellings. Together these sites could provide a range of sizes and types to provide choice and meet a range of needs. At this stage it is not known whether the site would meet certain housing needs. The site is within commutable distance of employment areas but this will mainly be by car. The sustainability of any new housing will be dependent on	Likelihood: high Scale: local Timescale: short-long term Duration: permanent Significance: significant The certainty of any new housing meeting housing needs will be subject to implementation of other policies such as affordable housing, housing mix etc.	Development on the site should be of a sustainable design and construction to ensure the housing is sustainable. Affordable housing/housing mix policies required to ensure housing provision meets identified need.

	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?		other policies/implementation. The Council's housing register shows that there are 5300 households in need of housing in Basingstoke Town. 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 gypsies and travellers need to be addressed.

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?	Within 7 most deprived areas of Borough	0 Development of this site would not have a direct impact on deprivation and inequality.		
3) To reduce and minimise emissions of greenhouse gases and manage	• Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional emissions targets?	• Renewable energy • Accessibility	-/-/++ Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. The combined site is on the edge of the urban area and	Likelihood: certain Scale: global Timescale: long term Duration: permanent Significance: significant	Sustainability/energy efficiency of new housing could be improved through design and technology – include through policy or masterplanning of site.

the impact of climate change	- Does it incorporate and/or promote the use of renewable energy technologies? - Will it mitigate the effects of climate change?		there are no public transport services reaching the site. Extensions to walking, cycling and bus routes required. Car trips are likely to be the main source of travel, and will therefore increase greenhouse gas emissions. The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy.	Likelihood: uncertain Scale: global Timescale: long term Duration: permanent Significance: significant	Ensure that sustainable transport options are available for residents. Seek to ensure renewable energy and/or decentralized energy provided on site.
(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?	Biodiversity	? It is considered possible that development can be accommodated without direct loss of important habitats subject to layout and design. There may be potential indirect impacts which will need to be addressed through management and contributions. Further survey work is recommended.	Likelihood: fairly certain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant.	Conservation and enhancement of the biodiversity interest will depend on further survey work, the layout and design of any development, management issues, and on and off site contributions. A suitable buffer zone is required between the development and the designated SINC.
(5) To protect and enhance the	- Will it protect areas of highest landscape value? - Will it protect and	- Landscape character, diversity - Agricultural land - minerals	--/-/0 Assessed as having a low capacity for development within the Landscape Capacity	Likelihood: fairly certain Scale: local-national Timescale: short-long	

distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	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?		Study. It has a strong relationship with the countryside and lies on the crest and south facing slopes that fall away from the town and in large parts is separated from the built up area. The A30, which provides the main urban influence in the area, is well screened with a well wooded golf course providing the backdrop. 89% of the site is grade 3a agricultural land, 5% grade 2. There are no known mineral constraints associated with these sites.	term Duration: permanent Significance: significant Likelihood: uncertain Scale: local-national Timescale: short-long term Duration: permanent Significance: significant	Further survey work is required to investigate the quality of 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?	• Water quality • Pollution of water source • Adequate water supply • Adequate sewerage infrastructure	-/0/+/+/? There would be no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, this is not deemed to be a significant constraint to development. The site is in Source Protection Zone 3, but this is not deemed to be a significant constraint to development.	Likelihood: unknown to what extent water quality will deteriorate Scale: local Timescale: immediate Duration: short-long term Significance: potentially significant Likelihood: fairly certain Scale: local Timescale: immediate Duration: short-long term Significance: unlikely to be significant	Monitoring of water quality is necessary. Further investigation will be necessary to assess network capacity for sewerage infrastructure.

			South East Water's Water Resource Management Plan sets out how water will be provided up to 2020. There is insufficient capacity in the network and major infrastructure is needed to convey the sewage effluent to the sewage treatment works. If infrastructure upgrades are not provided, even minor development may cause an increase in flood risk in the drainage system. A sewage feasibility study would need to be commissioned from the water company by the developer.	Likelihood: certain Scale: local Timescale: longer term Duration: temporary Significance: significant Likelihood: fairly certain Scale: local Timescale: medium term – lead in for infrastructure upgrade Duration: short-long term 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	- Flooding - permeability of the soil	-/?/+ The combined site is predominantly within Flood Zone 1, although the southern tip is within flood zone 2, the site is not within or upstream of a Critical Drainage Area, there is no record of groundwater but there is a small area of localised flooding at the southern tip of the site. Parts (not significant areas) of the site are identified as being at risk of future surface water flooding in a 1 in 200 year event at a depth of 100ml.	Likelihood: uncertain Scale: local Timescale: short term Duration: temporary Significance: significant	The sequential test should be applied in the first instance and if there are no alternative suitable sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows: Safeguard the floodplain and avoid development in Flood Zone 2. Avoid

	developments? • Will there be adequate provision of supporting water and sewerage infrastructure to support development?		The site has a very low standard percentage runoff, leading to very low greenfield runoff rates. If this area is development, it may not be possible to infiltrate all the runoff generated as a result of the additional impermeable surfaces. Subject to a surface water/drainage strategy this is not deemed to be a significant constraint to development.		development in areas at risk of future surface water flooding and areas where localised flooding has occurred. Mitigate risk of groundwater through an investigation and establishing appropriate ground levels for new development. Avoid development in drainage ditches. Surface Water Management Strategy required.
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	• Site accessible by range of transport • Enable transport linkages • Opportunity for new local services	-/? The combined site is on the edge of the urban area and there are no public transport services reaching the site. Extensions to walking, cycling and bus routes required. Car trips are likely to be the main source of travel. The Transport Assessment/Model indicates that the scale of the site could deliver some moderate wider improvements. Some walk/cycle route improvements to local centres may be required, as well as improvements to pedestrian	Likelihood: certain Scale: local Timescale: short term Duration: permanent Significance: significant	On-site provision or financial contributions would be required to ensure sufficient community facilities etc.

	access? Will it improve access to broadband?		crossing on the A30. There is insufficient capacity at some of the community facilities and library and developer contributions would be sought to improve capacity and for provision on-site. Financial contributions would also be sought to strengthen the household waste recycling service and improvements to rights of way.	Likelihood: uncertain Scale: local Timescale: short term Duration: temporary Significance: potentially 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?	- Site potential to be accessible by extending transport network - Opportunity to provide new/improved infrastructure	? Some walk/cycle route improvements to local centres may be required, as well as improvements to pedestrian crossing on the A30.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant	Contributions will be required to upgrade existing infrastructure/provide new crossing
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? - Will it improve the qualifications or skills of the	- Capacity in primary schools - Capacity in secondary schools - New education provision?	- There is insufficient capacity in local primary schools and at present a new primary school site would be required. In addition, additional school places will be required to accommodate additional pupils as there is insufficient capacity in secondary schools at present. A feasibility study is being underway to assess the	Likelihood: uncertain in respect of feasibility to expand existing secondary schools Scale: local Timescale: short-medium term Duration: permanent Significance: significant	Contributions will be required.

competitive ness of the Borough, and personal developme nt.	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?		opportunity of existing schools to be expanded.		
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	• Will it entail the loss of any employment land • Will it incorporate any commercial premises • It there good broadband access • Proximity to employment?	0/+/? The development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by cycle, bus, and car.	Likelihood: uncertain Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant	

	growth? • Will it maintain or provide a sufficient supply of employment land to meet the needs of existing businesses and attract inward investment?		Currently poor broadband coverage (<2Mb/s), although the majority of the area is predicted to receive NGA coverage up to 40 Mbs by 2015.	Likelihood: uncertain Scale: local Timescale: medium term Duration: permanent Significance: insignificant	
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?	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/+/? The development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by cycle, bus, and car. Currently poor broadband coverage (<2Mb/s), although the majority of the area is predicted to receive NGA coverage up to 40 Mbs by 2015.	Likelihood: uncertain Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium term Duration: permanent Significance: insignificant	
13) To maintain and enhance sustainable	• Will it integrate with the housing needs of the Borough? • Does any economic growth accord with	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband	0/+/? The development of the site will not entail the loss of any employment land.		

economic growth	the principles of sustainable development?	access Proximity to employment?	There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by cycle, bus, and car. Currently poor broadband coverage (<2Mb/s), although the majority of the area is predicted to receive NGA coverage up to 40 Mbs by 2015.	Likelihood: uncertain Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium term Duration: permanent 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	Anything other than housing proposed that would be attractive to visitors	0 There is no indication at this stage that the site would incorporate anything other than housing that would be attractive to 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	- Harm heritage assets – archaeology - Heritage assets - general	?/- Low/medium potential for impact on archaeological interest. The grade II listed Southwood Farmhouse lies within the south-western corner of Hounsme Fields and housing would not be allowed within the	Likelihood: uncertain regarding archaeological interest Scale: local-national Timescale: short term Duration: permanent Significance: significant	Potential for mitigation of archaeological concerns following fieldwork.

nt	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?		setting of the listed building.		
16) To improve the efficiency of resource use, including re-using previously developed	• Will it use water more efficiently? • Will it reduce water consumption? • Will it result in a reduction in the amount of waste requiring treatment	• Contamination • Greenfield site	-/? Development of these sites would result in the loss of greenfield land. There is a record of 4 small	Likelihood: certain Scale: local Timescale: within Local Plan period Duration: permanent Significance: significant Likelihood: uncertain	Further investigation is

land, existing buildings and materials, and encouraging the maximum use of sustainable design and construction technologies	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?		potentially infilled pits spread out on site. The assessment of many of these issues are largely design related so are unable to be assessed at this stage.	site could be cleared without significant cost Scale: local Timescale: short to medium term Duration: uncertain Significance: potentially significant Likelihood: uncertain impact on resource use Scale: local-global Timescale: short-long term Duration: permanent Significance: unknown	required to understand cost of clearance of contamination. Consider efficiency of resource use in design and layout of the development.

	• 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	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	-/? Site lies beyond settlement boundary with countryside to the south and west. It is therefore considered that any development could result in an isolated site. Does not relate well to the existing settlement in terms of form, scale and character and would not create a more integrated settlement. Would significantly extend the south western extent of Basingstoke town with limited opportunity to be defined by strong boundaries. Some walk/cycle route improvements to local centres may be required, as well as improvements to pedestrian crossing on the A30.	Likelihood: fairly certain Scale: local Timescale: short-long term Duration: permanent Significance: significant Likelihood: fairly certain Scale: local Timescale: unknown Duration: unknown Significance: potentially significant	

	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?	• Open space provision • Loss of open space or accessible countryside	? Existing open space at Hatchwarren and Beggarwood would have the capacity to accommodate some of the open space needs of new residents from the site. However, the lack of alternative open spaces within Kempshott and the nature of the site itself means that would be limited capacity to accommodate the needs of new residents of the proposed site. Site of sufficient size to accommodate open space and play needs on site and developing the two sites in combinations increases opportunities to provide larger good quality open spaces.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant	Would need to ensure that sufficient open space and financial contributions are sought.
19) To improve community safety by reducing crime, the fear of	• Will it reduce opportunities for crime (e.g. through design and layout)? • Will it reduce antisocial		0 The impact on crime and community safety cannot be determined at this stage.		

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?	- Health/social care capacity - Open space provision - Noise pollution - Un-neighbourly uses	? There is insufficient capacity at present but there is scope to accommodate growth through expansion of existing facilities or by on-site provision of new facilities such as GPs and hospital treatment. Accessible open space adjacent to the site at Hatchwarren and Beggarwood, although there would be limited capacity to accommodate the needs of new residents. Site of sufficient size to provide open space. The site is affected by traffic noise from the A30 and M3, and a detailed noise assessment will be required and noise mitigation measures may be necessary. The site is not within close proximity of any un-neighbourly use.	Likelihood: uncertain in respect of healthcare and greenspace provision Scale: local Timescale: short-long term Duration: permanent Significance: Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: potentially significant	Financial contributions are likely to be sought. A detailed noise assessment will be required to ensure acceptable noise standards can be met within homes and in amenity areas and further noise mitigation measures may be required.

Conclusion: The development of the site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. Development of the two sites is likely to have some potentially significant effects, particularly relating to the environmental and social objectives of the sustainability appraisal which seek to reduce and minimise emissions of greenhouse gases; to improve sustainable accessibility to all services and facilities; to protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests; to reduce the risk of flooding; to protect and enhance distinctive and high quality features of the local built environment; and to create and sustain vibrant settlements and communities. Some of these effects are due to the location of the combined site on the edge of the urban area, and the remoteness of the site in terms of its the relationship with the countryside and the main built up area and there is a need to improve public transport, as well as walking and cycling links. In addition, the southern tip is identified at being at risk of fluvial, localised and future surface water flooding. Furthermore, potential negative impacts have been identified which would affect heritage assets including Southwood Farmhouse and its setting. There would largely be a neutral impact on the economic objective – the development of these two sites would not entail the loss of any employment land, but is within sufficient distance of employment sites to enable commuting, and although the sites do not currently have high broadband speeds at present to support working from home, this is expected to improve. There are a number of areas of uncertainty in terms of social objectives, particularly in terms of accessibility due to the remoteness of the site, the need to increase capacity in primary and secondary education and open space provision; however this will be subject to the provision of infrastructure and developer contributions.

Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes ensuring that the siting and design of the development avoids constrained or inappropriate areas for development including areas at risk of fluvial, localised and future surface water flooding; and ensuring that development can be accommodated without direct loss of important habitats; adequate infrastructure is provided on-site including the provision of affordable housing and open space; and off-site contributions are sought towards habitat conservation and management to off-set indirect impacts on biodiversity; community facilities; education provision; and improvements to the household waste recycling service; rights of way and transport networks and linkages. Development must also be of a sustainable construction and design and incorporate a Drainage Strategy/Surface Water Plan. In addition, a sewage feasibility study would need to be commissioned from the water company by the developer to ensure that there is no increase in flood risk in the drainage system, as there is currently insufficient capacity in the network.

Detailed Appraisal of Site Combination: BAS121, BAS102, BAS103 Land East of Basingstoke, Lodge Farm and Poors Farm

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	++/- The combination of sites (BAS121, BAS102 and BAS103) have the potential to increase housing supply by some 3,150 new dwellings. Together these sites could provide a range of sizes and types to provide choice and meet a range of needs. At this stage it is not known whether the site would meet certain housing needs. The site is in close enough proximity of employment areas such that it would integrate with employment needs. The	Likelihood: high Scale: local Timescale: short-long term Duration: permanent Significance: significant The certainty of any new housing meeting housing needs will be subject to implementation of other policies such as affordable housing, housing mix etc.	Development on the site should be of sustainable design and construction to ensure the housing is sustainable. Affordable housing/housing mix policies required to ensure housing provision meets identified need. The gypsies and travellers need to be addressed.

	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?		sustainability of any new housing will be dependent on other policies/implementation. The Council's housing register shows 5300 households in need of housing in Basingstoke Town. 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	

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?	Within 7 most deprived areas of Borough	0 Development of these sites would not have a direct impact on deprivation and inequality.		
3) To reduce and minimise emissions of greenhouse gases and manage	• Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional emissions targets?	• Renewable energy • Accessibility	-/++ Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. Although there is the potential for new bus services to enter	Likelihood: certain Scale: local/global Timescale: long term Duration: permanent Significance: significant	Sustainability/energy efficiency of new housing could be improved through design and technology – include through policy or masterplanning of site

the impact of climate change	- Does it incorporate and/or promote the use of renewable energy technologies? - Will it mitigate the effects of climate change?		the combined site, and pedestrian and cycle routes will link to the existing, there will be reliance on private transport and hence there will be an increase in greenhouse gas emissions. The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralised energy.	Likelihood: uncertain Scale: global Timescale: long term Duration: permanent Significance: significant	Seek to ensure renewable energy and/or decentralized energy provided on site.
(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?	Biodiversity	-/? Protection of the River Loddon, its floodplain and the habitats within this zone is necessary to safeguard existing priority habitats, including those designated as a SINCC, to protect an important 'wildlife corridor' of landscape-scale significance, and to safeguard an important area of opportunity for habitat restoration and creation that would contribute to regional and county biodiversity action plans. While development within parts of the area could enable the restoration of	Likelihood: uncertain Scale: local-county Timescale: unknown Duration: unknown Significance: significant	Assessment of the effects of possible development footprints on the hydrological regime of the River Loddon and associated wetland habitats would need to be investigated. Disturbance effects on wetland birds will also need to be taken into account. A buffer of 5m to all drains and watercourses if

			habitats lost or deteriorated due to inappropriate management and, subject to significant parts of the area being safeguarded for the purpose, make an important contribution to habitat creation targets, there is uncertainty over the indirect negative impacts that development could have. In particular, assessment of the effects of possible development footprints on the hydrological regime of the River Loddon and associated wetland habitats would need to be investigated. Disturbance effects on wetland birds will also need to be taken into account.		required and a buffer of 8 metres to main rivers. However if ecologically, a greater buffer zone is shown to be required, this will need to be incorporated.
(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?	• Landscape character, diversity • Agricultural land • minerals	-/?/- Overall it is considered that the areas would have a medium/low landscape capacity for development. Much of the central and eastern part of this area would be constrained by a landscape that is more highly sensitive to the river Loddon corridor, which has a strong relationship with the surrounding countryside and has a number of visual constraints. 52% of the area of these three sites is classified as grade 3b, 27% grade 3a, 4% grade 4 and	Likelihood: uncertain Scale: local-regional Timescale: medium-long term Duration: permanent Significance: significant Likelihood: uncertain Scale: local-national Timescale: medium-	

	Will it retain the Borough's best and most versatile agricultural land?		7% as other. There is a Mineral Consultation Area for sharp sand and gravel which runs along the boundaries of BAS102 and BAS103 and the northern part of BAS103.	long term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: unknown	Further investigation of mineral reserves will be required to be submitted to the Minerals Planning Authority to allow for the assessment of the viability of the reserves and potential for prior extraction in that location.
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?	- Water quality - Pollution of water source - Adequate water supply - Adequate sewerage infrastructure	-/++/++/? There would be no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, this is not deemed to be a significant constraint to development. The site is not within a Source Protection Zone and therefore the risk of polluting a water source is limited. South East Water's Water Resource Management Plan sets out how water will be provided up to 2020.	Likelihood: unknown to what extent water quality will deteriorate Scale: local Timescale: immediate Duration: short-long term Significance: potentially significant Likelihood: fairly certain Scale: local Timescale: immediate Duration: unknown Significance: insignificant Likelihood: certain Scale: local Timescale: longer term Duration: temporary Significance: significant	Monitoring of water quality is necessary.

			The Water Cycle Study identifies adequate sewage infrastructure although Thames Water have raised concerns in relation to this site.	Likelihood: fairly certain Scale: local Timescale: medium lead in time required to upgrade infrastructure Duration: temporary 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 provision of supporting water and sewerage infrastructure to support development?	- Flooding - permeability of the soil	-/?/- Flood Zones 2 and 3 run through the sites, although these combination of sites are predominantly within Flood Zone 1. The sites are not within or Upstream of a Critical Drainage and there is no record of groundwater flooding. There is record of localised flooding in the southern part of BAS102, although this is minor. There is a record of localised flooding to the west of BAS121, an area which is external to the site but could impact on access to the site if access is taken from this location. Parts of the combined sites (not significant areas) are identified as being at risk of future surface water flooding in a 1 in 200 year event at a depth of 100 and 300ml. Given the location of these combined sites, potential for improvements and possibly expansion of the floodplains to	Likelihood: uncertain Scale: local Timescale: short term Duration: temporary Significance: significant	The sequential test should be applied in the first instance and if there are no alternative sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows: Flood plain should be safeguarded. No development permitted in Flood Zones 2 and 3. Avoid development in areas at risk of future surface water flooding and avoid development in areas that have experienced localised flooding. If access to the site goes through an area that has experienced localised flooding, the

			be built into the masterplans for the sites should be considered. Detailed modelling of the watercourses will clearly aide any assessment of potential for this. The Loddon CFMP seeks safeguarding of the flood plain and this should be considered as part of any development proposal. The site has a fairly high standard percentage runoff but this is not deemed to be a significant constraint to development		access should be carefully designed to ensure safe access and egress. Surface water needs to be managed as part of any development strategy As part of a drainage strategy, any development may require attenuation storage on site and outside of the floodplain. Potential for improvement and possible expansion of the floodplains should be considered as part of any masterplanning.
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	- Site accessible by range of transport - Enable transport linkages - Opportunity for new local services	-/?/-/? There is a current infrequent bus service to Chineham centre and Basingstoke on adjacent A33 and distances across the combined sites to the A33 are great. New bus services will be needed to enter the combined site, and provide links. Pedestrian and cycle routes will link to existing. Bus priority may be needed to make journeys to town more attractive than by car. There is no public transport, pedestrian	Likelihood: certain Scale: local/borough Timescale: medium-long term Duration: permanent Significance: significant	Bus, pedestrian and cycle infrastructure required Community facilities and service provision needed on site and through financial contributions

	inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?		or cycle links to the north so car journeys will dominate. Nearest rail is Bramley but there is no parking available. The Transport Assessment/Model indicates traffic volumes will emerge on A33 on a single access and scale of flows will mean that highway improvements will be required to maintain current journey times as well as junction improvements. There is limited scope to provide additional exits from this site due to a heritage site, Park Pale, although a bus gate may be feasible to the south. Ideally second access to the A30 would be required but there are narrow roads beyond the site boundary with bridge restrictions. Concern arises if internal facilities become an attraction for a wider catchment using the constrained access. The combined sites will provide internal routes for bus, walking and cycling which will link to external routes. These routes will only provide access within the site and not improve routes for other existing adjacent sites. The development will also aid the business case for a new station at Chineham.		More consideration of an improved access plan is required.

			There is insufficient capacity at some of the community facilities including library and developer contributions will be required to improve capacity and provide on-site provision/ Financial contributions will also be required to strengthen the household waste recycling service and improvements to rights of way.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant	On-site provision or financial contributions would be required to ensure sufficient community, waste facilities etc.
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?	- Site potential to be accessible by extending transport network - Opportunity to provide new/improved infrastructure	0 The combined sites will provide internal routes for bus, walking and cycling which will link to external routes. These routes will only provide access within the site and not improve routes for other existing adjacent sites. However, the development will aid the business case for a new station at Chineham.		
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the	- 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?	- Capacity in primary schools - Capacity in secondary schools - New education provision?	- There is insufficient capacity in primary schools at present. A new 3FE school site must be reserved to meet additional pupil demand. An alternative option would be to expand Great Binfields school. There is insufficient capacity in secondary schools at present and additional school places will be required. Work is underway to assess the opportunity of existing schools	Likelihood: certain Scale: local Timescale: short-medium term – lead-in to infrastructure upgrade/review of catchment areas required Duration: permanent Significance: significant	Provision of a new primary school and/or contributions towards education provision will be required. Assessment of opportunities for secondary school provision needed.

Borough, and personal development.	• 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?		to be expanded with building feasibility studies being undertaken. However, if existing schools are expanded, the distance pupils travel to school could be 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 entail the loss of any employment land • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/+/? Development of the site will not entail the loss of any employment land. It has been suggested that development of BAS121 would include a local centre and due to the scale of the site it is likely to incorporate some commercial floorspace, but at this stage it is not yet known. The site is also accessible to a	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance:	

	Will it maintain or provide a sufficient supply of employment land to meet the needs of existing businesses and attract inward investment?		number of employment areas by bus, walk, cycle and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbs by 2015.	potentially significant Likelihood: uncertain Scale: local Timescale: medium term Duration: temporary Significance: insignificant	
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?	- Will it entail the loss of any employment land? - Will it incorporate any commercial premises - Is there good broadband access - Proximity to employment?	0/+/? Development of the site will not entail the loss of any employment land. It has been suggested that development of BAS121 would include a local centre and due to the scale of the site it is likely to incorporate some commercial floorspace, but at this stage it is not yet known. The site is also accessible to a number of employment areas by bus, walk, cycle and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbs by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium term Duration: temporary Significance: insignificant	
13) To maintain and enhance sustainable	- Will it integrate with the housing needs of the Borough? - Does any economic growth accord with	- Will it entail the loss of any employment land? - Will it incorporate any commercial premises - Is there good broadband	0/+/? Development of the site will not entail the loss of any employment land.		

economic growth	the principles of sustainable development?	access Proximity to employment?	It has been suggested that development of BAS121 would include a local centre and due to the scale of the site it is likely to incorporate some commercial floorspace, but at this stage it is not yet known. The site is also accessible to a number of employment areas by bus, walk, cycle and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbs by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium term Duration: temporary 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	Anything other than housing proposed that would be attractive to visitors	? Potential improvement to the Loddon Valley		
15) To protect and enhance distinctive and high quality features of	Will it promote and maintain an attractive and diverse townscape, and protect areas of highest townscape quality?	- Harm heritage assets – archaeology - Heritage assets - general	- Low/medium potential impact for BAS102 and medium potential impact for BAS103 and BAS121. A scheduled ancient monument borders BAS121 which is a medieval	Likelihood: uncertain regarding archaeological interest Scale: local-national Timescale: short term Duration: permanent Significance:	Archaeological concerns can be mitigated but some assessment of potential, possibly including fieldwork, should be undertaken.

the local built environment	• 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?		embankment that runs along its western side, known as Park Pale. The setting of the scheduled ancient monument is an important material consideration and is likely to influence the development layout. The line of the Roman Road crosses the site. Part of BAS103 contains the Grade II Lodge Farmhouse and associated listed barn within Lodge Farm.	significant	
16) To improve the efficiency of resource use, including	• Will it use water more efficiently? • Will it reduce water consumption? • Will it result in a reduction in the	• Contamination • Greenfield site	-/+/? The combined sites are greenfield.	Likelihood: certain Scale: local Timescale: within Local Plan period Duration: permanent Significance: significant	

re-using previously developed land, existing buildings and materials, and encouraging the maximum use of sustainable design and construction technologies	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		There is a disused sewage works and 3 infilled pits. However, this is likely to be capable of being cleared without significant cost. The assessment of many of these issues are largely design related so are unable to be assessed at this stage.	Likelihood: fairly certain Scale: small part of site Timescale: short to medium term Duration: temporary Significance: potentially significant Likelihood: uncertain impact on resource use Scale: local-global Timescale: medium-long term Duration: permanent Significance: unknown	Further investigation is required to understand cost of clearance of contamination. Consider efficiency resource use in design and layout of the development.

	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?	- Isolated form of development or coalescence - Site relates well to settlement - Provision of or support for facilities/services	++/-/? Development of this site could represent an extension of the existing settlement and as such would not appear isolated, provided that development extends first from the existing edge of the settlement. Development of the site either in part or in totality would not lead to coalescence. However, the town currently has a strong, compact existing boundary to the east, and development of these sites would project further eastwards in an inconsistent manner. The site does not relate well to the existing settlement in terms of form, scale and character and would not create a more integrated settlement. However, there are opportunities for these sites to be defined by strong boundaries. The site provides no direct benefit to other users in itself, but any delivery of external highway improvements will benefit all users of the A33 corridor. With the larger joint	Likelihood: fairly certain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: unknown Duration: unknown Significance: potentially significant	Impact dependent on siting, layout, scale and character and landscape design. Potential for on-site provision of new services.

	• 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?		site the provision of local services such as GP/schools/district centre may benefit neighbouring residential areas as being closer than existing destinations and reducing their need to travel. A district centre of sufficient size may attract users from a wider area. It is likely that the development of the sites in combination would result in the provision of some small scale facilities and services. It would also result in the creation of a more sustainable community with a local centre, and its own identity. Development of a site of this site makes funding/provision of more expensive infrastructure (such as schools) more feasible.		
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	• Open space provision • Loss of open space or accessible countryside	? The combined sites have the ability to accommodate all open space and play needs of the new residents on site in order to meet the distance criteria and quantity standards. The land is mainly in agricultural use however three existing footpaths across the site, and a further footpath skirts the western edge of the site. The impact on footpaths and rights of way was raised	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant	On-site provision of open space required.

	community? • Will it encourage participation in leisure and cultural events?		as an issue in the consultation responses.		
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 crime and community safety cannot be determined 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 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?	• Health/social care capacity • Open space provision • Noise pollution • Un-neighbourly uses	?/- There is insufficient capacity at present but there is scope to accommodate growth through expansion of existing facilities or by on-site provision of new facilities such as GP and hospital treatment. The combined sites have the ability to accommodate all open space and play needs of the new residents on site in order to meet the distance criteria and quantity standards. Part of site is affected by rail and road traffic noise so impact is based on these locations. The northern part of the	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: short term Duration: unknown Significance: potentially significant	Financial contributions are likely to be sought. A detailed noise assessment will be required to ensure acceptable noise standards can be met within homes and in

			combined sites is close to the sewage works and incinerator.		amenity areas and further noise mitigation measures may be required. Site layout and the use of buffer zones may help overcome any odour/noise issues.
Conclusion: The development of the site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. The development of these three sites in combination is likely to have some significant negative effects, particularly in terms of the social and environmental objectives of the sustainability appraisal. The site performs particularly poorly in terms of accessibility, and there is need to improve links by public transport and walking and cycling routes and therefore negative effects were identified in relation to SA objectives which seek to reduce and minimise emissions of greenhouse gases; improve sustainable accessibility to all services and facilities; and to improve choice and access to sustainable transport options. Due to the need to protect the River Loddon, its floodplain and associated habitats; and the corridor as landscape constraints; and the presence of fluvial, localised, and future surface water flooding; the need to respect heritage assets such as Park Pale and Lodge Farmhouse and the relationship of the development in relationship to the existing settlement, development of the site would also have negative effects on SA objectives which aim to protect and enhance local biodiversity; protect and enhance the distinctiveness of the local landscape; reduce the risk of flooding; protect and enhance distinctive and high quality features of the local built environment; and create and sustain vibrant settlements and communities. Developing the two sites would have a largely neutral impact on economic objectives, as in combination they are accessible to a number of employment areas, and due to the scale of the combined sites, it is likely that any scheme will incorporate some commercial premises. However, there is a potential negative impact on education provision as there is insufficient capacity at primary and secondary schools at present although developing a larger site represents the best option for education planning and provision. There may also be opportunities to enhance the attractiveness of the borough to visitors through potential improvements to the Loddon Valley, although further assessments would need to be completed. The appraisal also highlighted a number of uncertainties due to the limited masterplanning of the site, particularly with respect to infrastructure provision. Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes ensuring that the siting and design of the development avoids constrained or inappropriate areas including areas of landscape sensitivity and biodiversity interest including the River Loddon and its associated habitats; areas at risk of flooding; heritage assets such as Park Pale and Lodge Farmhouse are respected; and areas affected by unneighbourly uses; opportunities for habitat enhancement and improvements to the natural environment are realised; and adequate infrastructure is provided including on-site provision of affordable housing, green infrastructure, healthcare and education provision where possible; and off-site contributions are secured towards the improvement of transport linkages and networks; and education provision. Development would need to be of sustainable design and construction and manage surface water/drainage as part of a strategy.					

Detailed Appraisal of Site Combination: BAS121 Land East of Basingstoke and BAS102 Lodge Farm

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	++/- The combination of sites (BAS121 and BAS102) have the potential to increase housing supply by some 2,250 new dwellings. Together these sites could provide a range of sizes and types to provide choice and meet a range of needs. At this stage it is not known whether the site would meet certain housing needs. The site is in close enough proximity of employment areas such that it would integrate with employment needs. The	Likelihood: high Scale: local Timescale: short-long term Duration: permanent Significance: significant The certainty of any new housing meeting housing needs will be subject to implementation of other policies such as affordable housing,	Development on the site should be of sustainable design and construction to ensure the housing is sustainable. Affordable housing/housing mix policies required to ensure housing provision meets identified need. The provision of sites

	dwelling 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		sustainability of any new housing will be dependent on other policies/implementation. The Council's housing register shows 5300 households in need of housing in Basingstoke Town. Development of the site does not meet the specific housing needs of gypsies and travellers.	housing mix etc. Likelihood: certain Scale: local Timescale: short-long term Duration: temporary Significance: significant	for gypsies and travellers need to be addressed.

	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?	Within 7 most deprived areas of Borough	0 Development of this site would not have a direct impact on deprivation and inequality.		
3) To reduce and minimise emissions of greenhouse gases	Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional	- Renewable energy - Accessibility	-/-/++ Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation.	Likelihood: certain Scale: local/global Timescale: long term Duration: permanent Significance: significant	Sustainability/energy efficiency of new housing could be improved through design and technology – include through policy or

and manage the impact of climate change	emissions targets? - Does it incorporate and/or promote the use of renewable energy technologies? - Will it mitigate the effects of climate change?		Although there is the potential for new bus services to enter the combined site, and pedestrian and cycle routes will link to the existing, there will be reliance on private transport and hence there will be an increase in greenhouse gas emissions. The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy.	Likelihood: uncertain Scale: global Timescale: long term Duration: permanent Significance: significant	masterplanning of site. Seek to ensure renewable energy and/or decentralized energy provided on site.
(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?	Biodiversity	-/? Protection of the River Loddon, its floodplain and the habitats within this zone is necessary to safeguard existing priority habitats, including those designated as a SINCR, to protect an important 'wildlife corridor' of landscape-scale significance, and to safeguard an important area of opportunity for habitat restoration and creation that would contribute to regional and county biodiversity action plans. While development within parts of the area could enable the restoration of habitats lost or deteriorated due to inappropriate management and, subject to	Likelihood: uncertain Scale: local-county Timescale: unknown Duration: unknown Significance: significant	Assessment of the effects of possible development footprints on the hydrological regime of the River Loddon and associated wetland habitats would need to be investigated. Disturbance effects on wetland birds will also need to be taken into account. Buffer zone of 5 metres is required between all drains and watercourses extending to 8 metres for main rivers. Larger

			significant parts of the area being safeguarded for the purpose, make an important contribution to habitat creation targets, there is uncertainty over the indirect negative impacts that development could have. In particular, assessment of the effects of possible development footprints on the hydrological regime of the River Loddon and associated wetland habitats would need to be investigated. Disturbance effects on wetland birds will also need to be taken into account.		buffer zones may be required where ecological sensitivity required this.
(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	• Landscape character, diversity • Agricultural land • minerals	-/?/- The combined sites would have a medium/low capacity in relation to development. The main constraints to development would be the sensitivity of the Loddon Valley landscape, the character of the surrounding countryside, the more prominent land, visual amenity and the historical feature at Park Pale. 62% of the combined sites are classified as grade 3b (moderate quality), 10% grade 2, 9% grade 3a, 3% grade 5.	Likelihood: certain Scale: local Timescale: medium-long term Duration: permanent Significance: significant Likelihood: uncertain Scale: local-national Timescale: medium-long term Duration: permanent Significance: potentially significant	Landscape constraints would mean that development should be focused towards the western boundary of the site close to the A33. Further investigation

	agricultural land?		The southern edge of BAS102 falls within a Mineral Consultation Area for sharp sand and gravel.	Likelihood: uncertain Scale: local-national Timescale: medium-long term Duration: permanent Significance: potentially significant	of mineral reserves will be required to be submitted to the Minerals Planning Authority to allow for the assessment of the viability of the reserves and potential for prior extraction in that location.
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?	- Water quality - Pollution of water source - Adequate water supply - Adequate sewerage infrastructure	-/++/++/? There would be no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, this is not deemed to be a significant constraint to development. The site is not within a Source Protection Zone and therefore the risk of polluting a water source is limited. South East Water's Water Resource Management Plan sets out how water will be provided up to 2020. The Water Cycle Study identifies adequate sewage	Likelihood: unknown to what extent water quality will deteriorate Scale: local Timescale: immediate Duration: short-long term Significance: potentially significant Likelihood: fairly certain Scale: local Timescale: immediate Duration: short-long term Significance: insignificant Likelihood: certain Scale: local Timescale: longer term Duration: temporary Significance: significant Likelihood: uncertain Scale: local	Monitoring of water quality is necessary.

			infrastructure although Thames Water have raised concerns in relation to this site.	Timescale: medium lead in time required to upgrade infrastructure Duration: short-long term 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 provision of supporting water and sewerage infrastructure to support development?	- Flooding - permeability of the soil	-/?/- Flood Zones 2 and 3 run through the combined sites, although the sites are predominantly within Flood Zone 1. The sites are not within or Upstream of a Critical Drainage and there is no record of groundwater flooding. There is record of localised flooding in the southern part of BAS102, although this is minor. There is a record of localised flooding to the west of BAS121, an area which is external to the site but could impact on access to the site if access is taken from this location. Parts of the site (not significant areas) are identified as being at risk of future surface water flooding in a 1 in 200 year event at a depth of 100 and 300ml. Given the location of these sites, potential for improvements and possibly expansion of the floodplains to be built into the masterplans for the sites should be considered. Detailed modelling of the watercourses	Likelihood: uncertain Scale: local Timescale: short term Duration: temporary Significance: significant	The sequential test should be applied in the first instance and if there are no alternative sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows: Flood plain should be safeguarded. No development permitted in Flood Zones 2 and 3. Avoid development in areas at risk of future surface water flooding and avoid development in areas that have experienced localised flooding. If access to the site goes through an area that has experienced localised flooding, the access should be carefully designed to ensure safe access

			will clearly aide any assessment of potential for this. The Loddon CFMP seeks safeguarding of the flood plain and this should be considered as part of any development proposal. The site has a fairly high standard percentage runoff but this is not deemed to be a significant constraint to development.		and egress. Surface water needs to be managed as part of any development strategy As part of a drainage strategy, any development may require attenuation storage on site and outside of the floodplain. Potential for improvement and possible expansion of the floodplains should be considered as part of any masterplanning.
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	• Site accessible by range of transport • Enable transport linkages • Opportunity for new local services	-/?/0/? There is a current infrequent bus route to Chineham centre and Basingstoke on adjacent A33 but new services will be needed to enter the combined site, and provide links. Pedestrian and cycle routes will link to existing. Bus priority may be needed to make journeys to town more attractive than by car. There is no public transport, pedestrian or cycle links to the north so car journeys will dominate. The Transport Assessment/Model indicates	Likelihood: certain Scale: local Timescale: short term Duration: permanent Significance: significant	Bus, pedestrian and cycle infrastructure required Community facilities and service provision needed on site and through financial contributions

	extending remote access? • Will it improve access to broadband?		that the site will provide internal routes within the site for bus, walking, and cycling which will link to external routes but these will only provide access within the site and not improve routes for existing adjacent sites. The development will also aid the business case for a new station at Chineham. There is insufficient capacity at some of the community facilities and library and contributions will be required to accommodate on-site facilities and to improve capacity of existing provision. Financial contributions will also be sought towards the investment of the household waste recycling service and enable improvements to rights of way.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent 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?	• Site potential to be accessible by extending transport network • Opportunity to provide new/improved infrastructure	0 Some of the improvements to existing bus, cycling and walking routes may have wider benefits, but these will not improve routes for existing adjacent sites. The development will also aid the business case for a new station at Chineham.		
10) To	• Will it increase the	• Capacity in primary	-	Likelihood: uncertain	Provision of a new

improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	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?	schools • Capacity in secondary schools • New education provision?	There is insufficient capacity in primary schools at present and a new 3FE school site must be reserved as part of the site. An alternative option may be to expand Great Binfields School by 210 places. An increase of existing capacity will be required to meet additional pupil demand. Additional secondary school places will be required as there is insufficient capacity at present. Work is underway to assess the opportunity of existing schools to be expanded, rather than a new secondary school being provided. The distance pupils travel to school will be significant.	Scale: local Timescale: short-medium term - lead-in to infrastructure upgrade/review of catchment areas required Duration: permanent Significance: significant	primary school and/or contributions towards education provision will be required. Assessment of opportunities for secondary school provision needed.

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?	• Will it entail the loss of any employment land • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/+/? Development of the site will not entail the loss of any employment land. It has been suggested that development of BAS121 would include a local centre but it is unlikely that this would include a significant amount of commercial floorspace premises, however, the site is accessible to a number of employment areas by bus, walk, cycle and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbps by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium term Duration: permanent Significance: insignificant	
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	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/+/? Development of the site will not entail the loss of any employment land. It has been suggested that development of BAS121 would include a local centre but it is unlikely that this would include a significant amount of commercial floorspace premises, however, the site is accessible to a number of employment areas by bus, walk, cycle and car.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant	

	provide a sufficient supply of employment land to meet the needs of existing businesses and attract inward investment?		Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbs by 2015.	Likelihood: uncertain Scale: local Timescale: medium term Duration: permanent Significance: potentially 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?	- Will it entail the loss of any employment land? - Will it incorporate any commercial premises - Is there good broadband access - Proximity to employment?	0/+/? Development of the site will not entail the loss of any employment land. It has been suggested that development of BAS121 would include a local centre but it is unlikely that this would include a significant amount of commercial floorspace premises, however, the site is accessible to a number of employment areas by bus, walk, cycle and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbs by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium term Duration: permanent Significance: potentially 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	Anything other than housing proposed that would be attractive to visitors	? Potential improvement to the Loddon Valley		

	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	- Harm heritage assets – archaeology - Heritage assets - general	- Low/medium impact on archaeology for BAS102 and medium potential impact for BAS121. A scheduled ancient monument borders BAS121 which is a medieval embankment that runs along its western side, known as Park Pale. The setting of the scheduled ancient monument is an important material consideration and is likely to influence the development layout. The line of the Roman Road crosses the site. The site contains the grade 2 Lodge Farmhouse and associated listed barn. These assets and their setting would require protection. The setting of Old Basing Conservation Area and a number of listed buildings which lie adjacent to or close to the boundary of BAS102 would require protection.	Likelihood: uncertain regarding archaeological interest Scale: local-national Timescale: short-medium term Duration: permanent Significance: significant	Archaeological concerns can be mitigated but some assessment of potential, possibly including fieldwork, should be undertaken.

	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	• Contamination • Greenfield site	-/? The combined sites are greenfield. There is 1 disused sewage works and an infilled pit on the southern parcel of land. However, this is likely to be capable of being cleared without significant cost. The assessment of many of these issues are largely design related so are unable to be assessed at this stage.	Likelihood: certain Scale: local Timescale: within Local Plan period Duration: permanent Significance: significant Likelihood: uncertain Scale: small part of site Timescale: short-long term Duration: permanent Significance: insignificant if appropriate mitigation Likelihood: uncertain impact on resource use Scale: local-global Timescale: short-long term Duration: permanent Significance: unknown	Further investigation is required to understand cost of clearance of contamination.

	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	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	++/-/? Development of these sites would represent an extension of the existing settlement and as such would not appear isolated. Development of the site either in part or in totality would not lead to coalescence. However, the town currently has a strong, compact existing boundary to the east, and development of these sites would project further eastwards in an inconsistent manner. The site does not relate well to the existing settlement in terms of form, scale and character and would not create a more integrated settlement. However, there	Likelihood: fairly certain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant	Impact dependent on siting, layout, scale and character and landscape design.

	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?		are opportunities for these sites to be defined by strong boundaries. It is likely that the development of the sites in combination would result in the provision of some small scale facilities and services. It would also result in the creation of a more sustainable community with a local centre, and its own identity. Development of a site of this site makes funding/provision of more expensive infrastructure (such as schools) more feasible.	Likelihood: uncertain Scale: local Timescale: unknown Duration: unknown Significance: potentially significant	Potential for on-site provision of new services.
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	• Open space provision • Loss of open space or accessible countryside	? Development of these sites would be able to accommodate open space and play provision on site to meet the needs of new residents without impacting on existing provision. There are 3 existing footpaths across the site, and a further	Likelihood: uncertain Scale: local Timescale: medium-long term Duration: unknown Significance: potentially significant	On-site provision of open space required.

	towards meeting the sport and recreational needs of all in the community? • Will it encourage participation in leisure and cultural events?		footpath skirts the western edge of the site. The impact on footpaths and rights of way was raised as an issue in the consultation responses.		
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 crime and community safety cannot be determined 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 healthcare facilities to meet the needs of older people? • Will it help to develop healthy and 'liveable' neighbourhoods • Will it improve air	• Health/social care capacity • Open space provision • Noise pollution • Un-neighbourly uses	?/- There is insufficient capacity at present but there is scope to accommodate growth through expansion of existing facilities or by on-site provision of new facilities such as GP and hospital treatment. Development of these sites would be able to accommodate open space and play provision on site to meet the needs of new residents without impacting on existing provision. Part of site is affected by rail	Likelihood: uncertain Scale: local Timescale: medium-long term Duration: permanent Significance: potentially significant Likelihood: uncertain	Financial contributions are likely to be sought. A detailed noise assessment will be required to ensure acceptable noise

	quality? Will it decrease noise pollution near residential areas?		and road traffic noise so impact is based on these locations. The northern part of the combined sites is close to the sewage works and incinerator.	Scale: local Timescale: short term Duration: unknown Significance: potentially significant	standards can be met within homes and in amenity areas and further noise mitigation measures may be required.
Conclusion: The development of the site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. Development of the combined sites is unlikely to lead to any overriding negative effects, although some negative effects were identified, particularly relating to environmental objectives. There is a need to protect the River Loddon, its floodplain and associated habitats; and the Loddon Valley due to the sensitivity of the landscape and the presence of fluvial, localised, and future surface water flooding; and to respect heritage assets such as Park Pale and the relationship of the development to the existing settlement. Development of the combined sites would also have negative effects on SA objectives which aim to protect and enhance local biodiversity; protect and enhance the distinctiveness of the local landscape; reduce the risk of flooding; protect and enhance distinctive and high quality features of the local built environment; and create and sustain vibrant settlements and communities. The combined sites largely have a neutral impact on economic objectives, and in combination are accessible to a number of employment areas, with some potential for some small scale services. There may also be opportunities to enhance the attractiveness of the borough to visitors through potential improvements to the Loddon Valley, although further assessments would need to be completed. The appraisal also highlighted a number of uncertainties due to the limited masterplanning of the site, particularly with respect to infrastructure provision in terms of education. The combined site performs particularly poorly in terms of accessibility, and there is a need to improve links by public transport, and walking and cycling routes. Provision of these is more feasible within a larger site. Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes ensuring that the siting and design of the development avoids constrained or inappropriate areas for development including floodplains and areas of localised flooding, areas of landscape sensitivity and biodiversity interest, and areas affected by unneighbourly uses; heritage assets such as Park Pale are respected; opportunities for habitat enhancement and improvements to the natural environment are realised; and adequate infrastructure is provided including on-site community and education provision, improved transport linkages and network improvement to manage congestion, provision of affordable housing and appropriate green infrastructure. Development must also be of a sustainable design and construction and manage surface water/drainage as part of an overall strategy.					

Detailed Appraisal of Site Combination: BAS121 Land East of Basingstoke and SOL002 Redlands

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	++/- The combination of sites (BAS121 and SOL002) have the potential to increase housing supply by some 1,050 new dwellings. Together these sites could provide a range of sizes and types to provide choice and meet a range of needs. At this stage it is not known whether the site would meet certain housing needs. The site is in close enough proximity of employment areas such that it would integrate with employment needs. The sustainability of any new	Likelihood: high Scale: local Timescale: short-long term Duration: permanent Significance: significant The certainty of any new housing meeting housing needs will be subject to implementation of other policies such as affordable housing, housing mix etc.	Development on the site should be of sustainable design and construction to ensure the housing is sustainable. Affordable housing/housing mix policies required to ensure housing provision meets identified need. The gypsies and travellers need to be

	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 will be dependent on other policies/implementation. The Council's housing register shows 5300 households in need of housing in Basingstoke Town. 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	addressed.

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?	Within 7 most deprived areas of Borough	0 Development of this site would not have a direct impact on deprivation and inequality.		
3) To reduce and minimise emissions of greenhouse gases and manage	• Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional emissions targets?	• Renewable energy • Accessibility	-/?/++ Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. Although pedestrian and cycle routes will link to existing and	Likelihood: certain Scale: global Timescale: long term Duration: permanent Significance: significant	Sustainability/energy efficiency of new housing could be improved through design and technology – include through policy or masterplanning of site.

the impact of climate change	- Does it incorporate and/or promote the use of renewable energy technologies? - Will it mitigate the effects of climate change?		there may be bus services to the town centre, car journeys are likely to dominate, and therefore there will be increased greenhouse gas emissions. The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy.	Likelihood: uncertain Scale: global Timescale: long term Duration: permanent Significance: significant	Seek to ensure renewable energy and/or decentralized energy provided on site.
(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?	Biodiversity	? Site cannot be fully assessed until site survey results available. Subject to adequate protection, including buffering and natural flood zones and a design which respects boundary features of ecological value, it is anticipated that impacts on biodiversity could be satisfactorily mitigated. There is also potential for habitat enhancements.	Likelihood: uncertain Scale: local Timescale: unknown Duration: unknown Significance: potentially significant	Subject to site survey results and adequate protection through buffering and design/layout of development which respects features of ecological value. A buffer of 5m to all drains and watercourses if required and a buffer of 8 metres to main rivers. However if ecologically, a greater buffer zone is shown to be required, this will need to be incorporated.
(5) To protect and enhance the distinctiveness	- Will it protect areas of highest landscape value? - Will it protect and enhance the	- Landscape character, diversity - Agricultural land - minerals	?/+ The combined sites are assessed as having a combined medium landscape capacity. Development would	Likelihood: uncertain due to limited masterplanning undertaken Scale: local	Seek to ensure development is focussed within BAS121 through design and layout.

ess and quality of the local 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?		need to be focussed within BAS121, as SOL002 is located on high ground and relates more closely to the surrounding countryside as it straddles a ridge and slopes away from the existing settlement. 75% of these sites are classified as grade 3b agricultural land, 5% grade 3a, 11% not surveyed. There are no known mineral constraints.	Timescale: medium-long term Duration: permanent Significance: significant Likelihood: uncertain Scale: local-national Timescale: medium-long term Duration: permanent Significance: potentially 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?	• Water quality • Pollution of water source • Adequate water supply • Adequate sewerage infrastructure	-/?/++/? There would no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, this is not deemed to be significant constraint to development. The site is not within a Source Protection Zone and therefore the risk of polluting a water source is limited.	Likelihood: unknown to what extent water quality will deteriorate Scale: local Timescale: immediate Duration: short-long term Significance: potentially significant Likelihood: fairly certain development will not pollute water source Scale: local Timescale: immediate Duration: short-long term Significance: insignificant	Monitoring of water quality is necessary.

			South East Water's Water Resource Management Plan sets out how water will be provided up to 2020. The Water Cycle Study identifies that there is adequate sewerage infrastructure in place to convey the sewage effluent to the sewage treatment works, however Thames Water have raised concerns.	Likelihood: certain Scale: local Timescale: longer term Duration: temporary Significance: significant Likelihood: fairly certain Scale: local Timescale: short-long term Duration: temporary 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 provision	• Flooding • permeability of the soil	- Flood Zones 2 and 3 run through the combined sites, although the sites are predominantly within Flood Zone 1. The sites are not within or Upstream of a Critical Drainage and there is no record of groundwater or localised flooding. There is a record of localised flooding to the west of BAS121, an area which is external to the site but could impact on access to the site if access is taken from this location. Parts of the site (not significant areas) are identified as being at risk of future surface water flooding in a 1 in	Likelihood: uncertain Scale: local Timescale: short term Duration: temporary Significance: significant	The sequential test should be applied in the first instance and if there are no alternative sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows: Flood plain should be safeguarded. No development permitted in Flood Zones 2 and 3. Avoid development in areas at risk of future

	of supporting water and sewerage infrastructure to support development?		200 year event at a depth of 100 and 300ml. Given the location of these sites, potential for improvements and possible expansion of the floodplains to be built into the masterplans for the sites should be considered. Detailed modelling of the watercourses will clearly aide any assessment of potential for this. The Loddon CFMP seeks safeguarding of the flood plain and this should be considered as part of any development proposal. The site has a fairly high Standard Percentage Runoff, therefore effectiveness of infiltration in this area would be limited and development would require attenuation storage on site – this could be managed as part of a drainage strategy and is not therefore a significant constraint to development.		surface water flooding and avoid development in areas that have experienced localised flooding. If access to the site goes through an area that has experienced localised flooding, the access should be carefully designed to ensure safe access and egress. Surface water needs to be managed as part of any development strategy As part of a drainage strategy, any development may require attenuation storage on site and outside of the floodplain. Potential for improvement and possible expansion of the floodplains should be considered as part of any masterplanning
8) To improve sustainable accessibility to all services	Will it improve access to community facilities and services, particularly within rural areas?	- Site accessible by range of transport - Enable transport linkages - Opportunity for new local services	?/-/0 There is a current infrequent bus service to Chineham centre and Basingstoke on adjacent A33 but new services will be needed to enter the	Likelihood: certain Scale: local Timescale: short term Duration: permanent Significance: significant	On-site provision and/or financial contributions will be required.

and facilities	• 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?		combined site, and provide links. Pedestrian and cycle routes will link to existing. Bus priority may be needed to make journeys to town more attractive than by car. There are no public transport, pedestrian or cycle links to the north so car journeys will dominate. The Transport Assessment/Model indicates that the site will provide internal routes within the site for bus, walking and cycling which will link to external routes, but these will not improve routes for other existing adjacent sites. The site provides no direct benefit to other users in itself, but any delivery of external highway improvements will benefit all users of the A33 corridor. There is insufficient capacity at some of the community facilities including library and financial contributions will be required for new on-site facilities and to improve capacity. Developer contributions will also be required to invest in strengthening the household waste recycling service and to enable improvement to rights of way.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent 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?	• Site potential to be accessible by extending transport network • Opportunity to provide new/improved infrastructure	-/0 The site provides no direct benefit to other users in itself, but any delivery of external highway improvements will benefit all users of the A33 corridor.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent, dependent on improvements Significance: significant	Improvements to public transport infrastructure required.
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	• Capacity in primary schools • Capacity in secondary schools • New education provision?	- There is insufficient capacity in primary education at present and a 2 FE primary school must be provided on site. An alternative option would be to expand Great Binfields, but the number of additional pupils makes this difficult hence the need to reserve a site for a new school. Additional secondary school places will also be required as there is currently insufficient capacity. Building feasibility are being undertaken to assess the opportunity of expanding existing schools. If existing schools are expanded, the distance pupils travel to school will be significant.	Likelihood: uncertain in respect of feasibility to expand existing secondary schools Scale: local Timescale: short-medium term– lead-in to infrastructure upgrade/review of catchment areas required Duration: permanent Significance: significant	Provision of a new primary school and/or off-site contributions will be required. A review of catchment areas for secondary education provision will also be required

	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?	• Will it entail the loss of any employment land • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/+/? Development of these sites will not entail the loss of any employment land. It has been suggested that development of BAS121 would include a local centre but it is unlikely that this would include a significant amount of commercial floorspace premises, however, the site is accessible to a number of employment areas by bus, walk, cycle and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbps by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium term Duration: permanent Significance: insignificant	

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?	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/+/? Development of these sites will not entail the loss of any employment land. It has been suggested that development of BAS121 would include a local centre but it is unlikely that this would include a significant amount of commercial floorspace premises, however, the site is accessible to a number of employment areas by bus, walk, cycle and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbs by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium term Duration: permanent Significance: insignificant	
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?	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/+/? Development of these sites will not entail the loss of any employment land. It has been suggested that development of BAS121 would include a local centre but it is unlikely that this would include a significant amount of commercial floorspace premises, however, the site is accessible to a number of employment areas by bus, walk, cycle and car.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant	

			Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbs by 2015.	Likelihood: uncertain Scale: local Timescale: medium term Duration: permanent 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	Anything other than housing proposed that would be attractive to visitors	0 There is no indication at this stage that the site would incorporate anything other than housing that would be attractive to 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	- Harm heritage assets – archaeology - Heritage assets - general	- There is medium potential for archaeological interest for BAS121 and low/medium for Redlands. A scheduled monument borders BAS121 which is a medieval embankment that runs along its western side, known as Park Pale. The setting of the scheduled monument is an important material consideration and is likely to influence the development layout. The line of the Roman Road crosses the site. The western boundary of	Likelihood: uncertain regarding archaeological interest Scale: local-national Timescale: short-medium term Duration: permanent Significance: significant	Archaeological concerns can be mitigated but some assessment of potential, possibly including fieldwork, should be undertaken. The setting of the heritage assets would require protection.

	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?		BAS121 adjoins the Old Basing Conservation Area and is in close proximity to a number of listed buildings. Its southern boundary adjoins the Grade 2 Lodge Farmhouse and associated listed barn. The Grade 2 listed Sherfield Hall lies to the west of SOL002. Development on the site would result in the loss of the final remains of the rural setting of Sherfield Hall, which could only be partly mitigated.		
16) To improve the efficiency of resource use, including re-using previously developed land, existing buildings and materials, and encouraging the	• 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	• Contamination • Greenfield site	-/? Greenfield site but no record of contamination. The assessment of many of these issues are largely design related so are unable to be assessed at this stage.	Likelihood: certain that a Greenfield site would be used Scale: local Timescale: within Local Plan period Duration: permanent Significance: significant Likelihood: uncertain impact on resource use Scale: local-global Timescale: short-long term Duration: permanent Significance:	Consider efficiency resource use in design and layout of the development.

maximum use of sustainable design and construction technologies	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?			unknown	
(17) To create and sustain vibrant settlements and	• Will it direct new development towards those settlements best able to accommodate it?	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for	+/? Development of these sites would represent an extension of the existing settlement and as such would not appear isolated. Development of the	Likelihood: fairly certain Scale: local Timescale: medium-long term Duration: permanent	Impact dependent on siting, layout, scale and landscape design.

communities	• 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	facilities/services	sites either in part or in totality would not lead to coalescence. In general, the sites do not relate well to the existing settlement in terms of form, scale and character as it lies to the east of the strong boundary formed by Pyotts Hill and Reading Road. However, there is potential to mitigate this impact through the siting, layout, scale, character and landscape design of the proposal. Provision of local services such as shops, GP or junior school may benefit neighbouring residential areas as being closer than existing destinations and reducing their need to travel.	Significance: significant Likelihood: uncertain Scale: local Timescale: unknown Duration: unknown Significance: potentially significant	

	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?	- Open space provision - Loss of open space or accessible countryside	? The majority of open space and play provision would have to be provided on site in order to meet the distance criteria, although there is the potential to include some enhancement of existing open space and play provision in the village. There are 3 existing footpaths across the site, and a further footpath skirts the western edge of the site. The impact on footpaths and rights of way was raised as an issue in the consultation responses.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant	On-site provision/contributions will be required towards greenspace.
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 crime and community safety cannot be determined at this stage.		
20) To improve health and well-being through the	- Will it improve access to health and social care? - Will it promote	- Health/social care capacity - Open space provision - Noise pollution - Un-neighbourly uses	?/- There is insufficient capacity at present but there is scope to accommodate growth through expansion of existing facilities	Likelihood: uncertain Scale: local Timescale: medium-long term	Financial contributions would be sought for healthcare provision.

development of healthy communities	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?		by on-site provision of new facilities such as GPs and additional hospital treatment. The majority of open space and play provision would have to be provided on site in order to meet the distance criteria, although there is the potential to include some enhancement of existing open space and play provision in the village. Due to the proximity of the A33, a detailed noise assessment will be required. BAS121 lies close to the sewage works.	Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: short term Duration: unknown Significance: potentially significant	Need to ensure provision of open space onsite. A detailed noise assessment would be required to ensure acceptable noise standards can be met within new homes and in amenity areas and further noise mitigation measures may be required. Good site layout and the use of buffer zones may help overcome any odour/noise issues.
Conclusion: The development of this combined site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. Developing the site for housing is unlikely to lead to any overriding negative effects although some negative impacts were identified, particularly relating to the environmental and social objectives of the sustainability appraisal which aim to reduce and minimise emissions of greenhouse gases and manage the impact of climate change; protect and enhance local biodiversity, flora and fauna; reduce the risk of flooding; and protect and enhance the distinctiveness and high quality features of the local built environment. However, there are opportunities to site and design any development to avoid adverse impacts given the size of the combined sites. The site's main positive contribution is the opportunity to provide a range of dwellings to meet local needs given its size. The combined site is also in relatively close proximity to employment areas and has some services within reach whilst others could be provided on site. The appraisal also highlighted a number of uncertainties due to the limited masterplanning of the site, particularly with respect to infrastructure provision. Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes ensuring that the siting and design of the development avoids constrained or inappropriate areas for development including floodplains and areas at risk of flooding, areas of landscape sensitivity and biodiversity interest, and areas affected by unneighbourly uses; heritage assets such as Park Pale, the Old Basing Conservation Area, Lodge Farmhouse and Sherfield Hall are respected; opportunities for habitat enhancement and improvements to the natural environment are realised; and adequate infrastructure is provided including on site community and education provision, improved transport linkages and network improvement to manage congestion, provision of affordable housing, sewerage infrastructure provision, and appropriate green infrastructure. Development must also be of a sustainable design and construction and manage surface water as part of an overall strategy.					

Detailed Appraisal of Site Combination: South West (BAS114, BAS132 and BAS133)

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	++/- This combination of sites has the potential to significantly increase housing supply. A site of this size could provide a range of house sizes and types to provide choice and meet a range of needs. At this stage, it is not known whether the site would meet certain housing needs. A number of employment areas are accessible from the site. The sustainability of any new housing will be dependent on other policies/implementation.	Likelihood: high Scale: local Timescale: short-long term Duration: permanent Significance: significant The certainty of any new housing meeting housing needs will be subject to implementation of other policies such as affordable housing, housing mix etc.	Development on the site should be of sustainable design and construction to ensure the housing is sustainable. Affordable housing/housing mix policies required to ensure housing provision meets identified need. The needs of gypsies and travellers needs to be addressed.

	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 Council's housing register shows 5300 in general need of housing in Basingstoke Town. 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	

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?	Within 7 most deprived areas of Borough	0 Development of this site would not have a direct impact on deprivation and inequality.		
3) To reduce and minimise emissions of greenhouse gases and manage	• Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional emissions targets?	• Renewable energy • Accessibility	-/?/++ Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. Subject to the provision of improved walking and cycling	Likelihood: certain Scale: global Timescale: long term Duration: permanent Significance: significant	Sustainability/energy efficiency of new housing could be improved through design and technology – include through policy or masterplanning of site.

the impact of climate change	- Does it incorporate and/or promote the use of renewable energy technologies? - Will it mitigate the effects of climate change?		infrastructure and the site being served by a frequent bus service, the site would be relatively well connected to the town centre and the range of facilities and services offered in this location by public transport, cycle and private vehicle. Private car journeys are likely to increase. The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy.	Likelihood: although the site has the potential to incorporate low carbon energy schemes this is not certain Scale: global Timescale: long term Duration: permanent Significance: significant	Ensure low carbon/renewable energy scheme incorporated within any development.
(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?	Biodiversity	? It is unclear if additional recreational pressure will have an adverse impact on adjacent SINCs therefore it will be important to provide adequate open space provision on site to mitigate any potential impacts.	Likelihood: uncertain Scale: local-county Timescale: short-long term Duration: permanent Significance: significant	Development would be subject to layouts that protect adjacent SINCs with adequate buffers and incorporates woodland areas and hedgerow.
(5) To protect and	Will it protect areas of highest landscape	Landscape character, diversity	-/-/+ This combination of sites	Likelihood: fairly certain	Impact dependent on

enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	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?	• Agricultural land • minerals	would have a medium-low capacity for development. Any development would be more readily accommodated to the east of the A30, on the golf course site. The area to the west of the A30 is elevated and is prominent within the landscape and has a strong rural character which continues to the wider countryside. Development here would result in an undesirable urban spread into the surrounding countryside. Post 1988 information indicates that 46% of the site is Grade 3a. 3% is classified as Grade 2. Strategic scale provisional agricultural land classification indicates that of the remaining area, 30% is classified as Grade 2 and 14% is classified as Grade 1. 4% of the site was not surveyed and 3% of the site is 'other'. There are no known mineral constraints.	Scale: local-national Timescale: short-long term Duration: permanent Significance: significant Likelihood: fairly certain Scale: local-national Timescale: short-long term Duration: permanent Significance: potentially significant	the design and layout of the development.
6) To maintain and	• Will it maintain or improve the water quality of controlled	• Water quality • Pollution of water source • Adequate water supply	-/0/- There would be no overall deterioration in the Water	Likelihood: fairly certain	Need to monitor water quality

improve the quality of water resources in the Borough	waters including rivers, streams, ditches, ponds, lakes and groundwater?	Adequate sewerage infrastructure	Framework Directive band status. Whilst there may be some overall deterioration in quality, this is not deemed to be a significant constraint to development. The majority of the site is in Source Protection Zone 2 which would not be a significant issue with regards pollution of water subject to compliance with groundwater protection policy. South East Water's Water Resource Management Plan sets out how water will be provided up to 2020. Major infrastructure is needed to convey the sewage effluent to the STW because of insufficient capacity in the network and even minor development may cause an increase in flood risk in the drainage system through Basingstoke if infrastructure upgrades are not provided.	Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant Likelihood: fairly certain Scale: local Timescale: immediate Duration: short-long term Significance: potentially significant Likelihood: certain Scale: local Timescale: immediate Duration: short-long term Significance: significant Likelihood: uncertain Scale: local Timescale: medium – lead in time required to upgrade infrastructure Duration: short-long term Significance: significant	Should an upgrade of sewage infrastructure be required, it should be noted that up to three years lead in time will be necessary and the expansion of the current works is subject to consent from the Environment Agency.
7) To reduce the risk of	Will it reduce the vulnerability to all types of flooding?	- Flooding - permeability of the soil	-/?/+ The combined site is predominantly within Flood	Likelihood: uncertain in respect of surface water	The sequential test should be applied in

flooding and the 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?		Zone 1, although there are small areas within flood zones 2 and 3, the site is not within or upstream of a critical drainage area, there is no record of groundwater but there is a small area of localised flooding at the southern tip of the site. Parts (not significant areas) of the site are identified as being at risk of future surface water flooding in a 1 in 200 year event at a depth of 100mm and 300mm. The site has a very low standard percentage runoff leading to very low greenfield runoff rates. It may not be possible to infiltrate all the runoff generated as a result of additional impermeable surfaces (hard standing etc).	Scale: local Timescale: short term Duration: temporary Significance: significant	the first instance and if there are no alternative suitable sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows: Avoid development in areas at risk of future surface water flooding and avoid development in areas that have experienced localised flooding. Drainage and Surface Water Management Strategy required. Drainage will need to manage the impact on the adjacent land, which is Upstream of and within a Critical Drainage Area.
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	• Site accessible by range of transport • Enable transport linkages • Opportunity for new local services	0/+/? There is scope to provide shared pedestrian and cycle routes along the A30 to connect to existing infrastructure that runs to the North of the site (Roman Road) and east along Old Beggarwood Lane. The part of the site located to the east of the A30 could be easily	Likelihood: fairly certain Scale: local Timescale: short term Duration: permanent Significance: potentially significant	On-site provision or financial contributions would be required to ensure sufficient community, waste facilities etc.

	congestion? • Will it reduce barriers to social inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?		integrated with the neighbouring residential areas and the associated services and facilities by walking and cycling. The scale of development proposed at the site is likely to lead to the provision of new facilities and services, such as primary schools, Health Centre(s) and convenience retail which may lead to a degree of self containment within the site. These services may also benefit neighbouring areas. The scale of development that could be delivered at the site would enable the provision of new and / or diverted bus service(s) to serve the residents. There will be scope to provide high quality public transport infrastructure within the site. There is insufficient capacity at some of the community facilities. On site sport/recreation and community facilities would be required.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant	
9) To improve choice and access to	• Will it minimise the need to travel? • Will it provide alternative means of	• Site potential to be accessible by extending transport network • Opportunity to provide	+ The scale of development proposed at the site is likely to lead to the provision of new	Likelihood: uncertain Scale: local/town-wide Timescale: medium-long term	

sustainable transport options	travel to the private car? • Will it reduce private vehicular use? • Will it encourage the use of public transport?	new/improved infrastructure	facilities, such as primary schools, GP surgeries and convenience retail which may lead to a degree of self containment within the site. The scale of development that could be delivered at the site would enable the provision of new and / or diverted bus service(s) to serve the residents.	Duration: permanent 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)?	• Capacity in primary schools • Capacity in secondary schools • New education provision?	-/? There is insufficient capacity in local primary schools. A new 3FE (630) primary school site will be required. There is insufficient capacity in secondary schools at present. Additional school places will be required. However, if existing schools are expanded, rather than a new secondary school being provided, pupil travel distances to school could be significant.	Likelihood: fairly certain Scale: local Timescale: short term Duration: permanent Significance: significant	Provision of a new primary school will be required. Work is underway to assess the opportunity of existing secondary schools to be expanded with building feasibility studies being undertaken.

	• 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?	• Will it entail the loss of any employment land • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/+/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by cycling, bus and car.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant	
12) To maintain	• Will it promote employment	• Will it entail the loss of any employment land?	0/+/? Development of the site will not		

high and stable levels of 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?	• Will it incorporate any commercial premises • It there good broadband access • Proximity to employment?	entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by cycling, bus and car.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially 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?	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • It there good broadband access • Proximity to employment?	0/+/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by cycling, bus and car.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially 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	Anything other than housing proposed that would be attractive to visitors	0 There is no indication at this stage that the site alone would incorporate anything other than housing that would be attractive to 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	- Harm heritage assets – archaeology - Heritage assets - general	+/-0 Low to medium archaeological potential. Likelihood that substantive archaeological sites will be encountered, but likely to be capable of being wholly mitigated. The Grade 2 listed Southwood Farmhouse and its curtilage lies within the Hounsborne Fields part of the site in its south western corner. If development were to be located close to these, there would be a negative impact on their setting. There are no Conservation Areas, Historic Parks and Gardens, Listed Buildings or other heritage assets either on or in close proximity to the Kennel Farm or Golf Course parts of the site, and therefore it would be	Likelihood: uncertain regarding archaeological interest Scale: local-national Timescale: short term Duration: unknown Significance: significant	Potential of mitigation of archaeological concerns following fieldwork. Siting, layout and design of any development would need to take into account archaeological and historic interest

	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?		expected that these two areas be used to concentrate built development.		
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? • 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	• Contamination • Greenfield site	-/0/? This is a greenfield site. There are a number of small infilled pits across the site but these are not considered to be a constraint to its development. The assessment of many of these issues are largely design related so are unable to be assessed at this stage.	Likelihood: certain Scale: local Timescale: within Local Plan period Duration: permanent Significance: significant Likelihood: fairly certain Scale: local Timescale: short to medium term Duration: temporary Significance: potentially significant Likelihood: uncertain impact on resource use Scale: local-global Timescale: short-long	Further investigation is required to understand whether remediation is needed in respect of the previous agricultural use. Consider efficiency of resource use in design and layout of the development.

technologies	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?			term Duration: permanent Significance: unknown	
(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?	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	0/+ This site would relate well to existing, adjoining development to the east at Beggarwood. However, as there is a ridge along the northern boundary to the site and a park further north, housing could appear somewhat detached from adjacent development in these locations but could be	Likelihood: uncertain as depends on design / layout of the development. Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant	Impact dependent on siting, layout, scale, character, landscape design and provision of new services.

	• 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?		addressed through siting and layout. Development would not result in coalescence. The scale of development proposed at the site is likely to lead to the provision of new facilities, such as primary schools, GP surgeries and convenience retail.		
18) To promote and	• Will it maintain or improve public access to open	• Open space provision • Loss of open space or accessible countryside	0 Hatchwarren and Beggarwood do not currently have a deficit	Likelihood: uncertain Scale: local Timescale: short-long	Ensure on-site provision of open space is sought.

improve access to open space and countryside	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?		of open space in terms of quantity. However, within the housing area of Beggarwood Park the open spaces are small and are not generally suitable for kickabout and robust play. The sites would be large enough to accommodate all open space and play needs on site.	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 impact on crime and community safety cannot be determined 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 healthcare facilities to meet the needs of	• Health/social care capacity • Open space provision • Noise pollution • Un-neighbourly uses	?/-/+ There is insufficient capacity at present but there is scope to accommodate growth through expansion of existing facilities or by on-site provision of new facilities such as GP provision.	Likelihood: uncertain Scale: local/borough-wide Timescale: long lead-in time Duration: unknown Significance: significant	Financial contributions and on site provision of GP facilities and open space are likely to be sought.

	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 sites are affected by traffic noise from the A30 and M3. As far as is known, the sites are not within close proximity of an un-neighbourly use.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant	Noise assessments required. Mitigation may be possible through design and layout.

Overall impact:

The development of this combination of sites would have the negative effect of resulting in the loss of greenfield land, but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. Development of the three sites is likely to have some potentially significant effects, particularly relating to the environmental objectives of the sustainability appraisal such as protecting and enhancing the distinctiveness and quality of the local landscape. Some of these effects are due to the location of the combined site on the edge of the urban area, and the potential for housing to appear somewhat detached from adjacent development in these locations. These issues would only be partially addressed through siting and layout. In terms of the accessibility objective, parts of the site are well located for a range of services and the larger scale of development on the combined sites is likely to lead to the provision of some new facilities which may lead to a degree of self containment. Subject to the provision of improved walking and cycling infrastructure and the site being served by a frequent bus service, it would be relatively well connected to the town centre and services. There would largely be a neutral impact on the economic objective – the development of these sites would not entail the loss of any employment land, but is within sufficient distance of employment sites to enable commuting. There are a number of areas of uncertainty in terms of social objectives, particularly in terms of the need to increase capacity in primary and secondary education; however this will be subject to the provision of infrastructure and developer contributions.

Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes ensuring that the siting and design of the development responds to the impact on the wider countryside; avoids areas constrained or inappropriate for development including areas at risk of flooding and areas affected by noise pollution; adequate infrastructure is provided on-site including the provision of affordable housing and open space; and off-site contributions are sought towards habitat conservation and management to off-set indirect impacts on biodiversity, community facilities and education provision. Development must also be of a sustainable construction and design and incorporate a Drainage Strategy/Surface Water Plan. In addition, a sewage feasibility study would need to be commissioned from the water company by the developer to ensure that there is no increase in flood risk in the drainage system, as there is currently insufficient capacity in the network.

Detailed Appraisal of Site Combination: North East (BAS139, BAS122 and BAS107)

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	++/- The combination of sites has the potential to significantly increase housing supply. A site of this size could provide a range of sizes and types to provide choice and a range of needs. At this stage it is not known whether the site would meet certain housing needs. The site is in close enough proximity of employment areas such that it would integrate with employment needs. The sustainability of any new housing will be dependent on other policies/implementation.	Likelihood: high Scale: local-borough Timescale: short-long term Duration: permanent Significance: significant The certainty of any new housing meeting housing needs will be subject to implementation of other policies such as affordable housing, housing mix etc.	Development on the site should be of sustainable design and construction to ensure the housing is sustainable. Affordable housing/housing mix policies required to ensure housing provision meets identified need. The needs of gypsies and travellers needs to be addressed.

	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 Council's housing register shows 5300 households in need of housing in Basingstoke Town. 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	

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?	Within 7 most deprived areas of Borough	0 Development of this site would not have a direct impact on deprivation and inequality.		
3) To reduce and minimise emissions of greenhouse gases and manage	• Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional emissions targets?	• Renewable energy • Accessibility	-/-/++ Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. The private car is likely to be the main form of travel to key	Likelihood: certain Scale: local/global Timescale: long term Duration: permanent Significance: significant	Sustainability/energy efficiency of new housing could be improved through design and technology – include through policy or masterplanning of site

the impact of climate change	- Does it incorporate and/or promote the use of renewable energy technologies? - Will it mitigate the effects of climate change?		services, unless quality public transport (bus or rail) is provided to serve the site. The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy.	Likelihood: uncertain Scale: global Timescale: long term Duration: permanent Significance: significant	Seek to ensure renewable energy and/or decentralized energy provided on site.
(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?	Biodiversity	0 A large proportion of the collective area of these sites could accommodate development without any direct impacts on features of biodiversity interest. However, there are significant features within and adjacent to them that would need to be safeguarded and adequately buffered from indirect impacts. It would be expected that a large area of land, such as this, include substantial areas of new habitat and other biodiversity enhancements,	Likelihood: fairly certain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant.	Conservation and enhancement of the biodiversity interest will depend on the layout and design of any development, management issues, and on and off site contributions.
(5) To protect and enhance the distinctiveness and quality of	- Will it protect areas of highest landscape value? - Will it protect and enhance the Borough's landscape character	- Landscape character, diversity - Agricultural land - minerals	-/+ This combination of sites could have a medium-low capacity for development. The areas in the north and west of the site are strongly linked to the adjacent rural countryside	Likelihood: fairly certain Scale: local Timescale: short-long term Duration: permanent Significance:	Mitigation is possible through siting, design, and landscaping.

the local landscape, soils, geological and geomorphologic interests	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?		whilst the latter contributes towards the setting to The Vyne Estate further west. 68% of these sites are classified as grade 3b, 11% Grade 3, 11% grade 4, 5% Grade 5, 3% grade 1 and 2% other. There are no known mineral constraints.	potentially significant Likelihood: uncertain Scale: national Timescale: medium-long term Duration: permanent Significance: potentially significant	Further assessment of agricultural quality is required.
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?	• Water quality • Pollution of water source • Adequate water supply • Adequate sewerage infrastructure	-/++/++/- There would no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, this is not deemed to be a significant constraint to development. The site is not within a Source Protection Zone and therefore the risk of polluting a water source is limited.	Likelihood: unknown to what extent the water quality will deteriorate Scale: local Timescale: immediate Duration: short-long term Significance: potentially significant Likelihood: fairly certain development will not pollute water source Scale: local Timescale: immediate Duration: unknown	Monitoring of water quality is necessary. Further investigation necessary to assess network capacity for sewerage infrastructure

			South East Water's Water Resource Management Plan sets out how water will be provided up to 2020. There is no capacity in the drainage network around this site and any development would need to drain through a new connection to the strategic sewer or need to requisition an upgrade to the network. Thames Water has raised concerns in this respect and would need to undertake further investigations into the impact.	Significance: insignificant Likelihood: certain Scale: local Timescale: longer term Duration: temporary Significance: significant Likelihood: uncertain Scale: local Timescale: medium – lead in time required to upgrade infrastructure Duration: unknown 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?	- Flooding - permeability of the soil	0/- The site is wholly within Flood Zone 1, is not within or upstream of a critical drainage area and there is no record of groundwater flooding. There is record of localised flooding on the eastern boundary of BAS107 and within BAS122, however this is relatively minor; although it could have an impact on the access if access is taken from this location. Parts (not significant areas) of the site are identified as being at risk of future surface water flooding in a 1 in	Likelihood: uncertain Scale: local Timescale: short term Duration: temporary Significance: significant	The sequential test should be applied in the first instance and if there are no alternative suitable sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows: Avoid development in areas at risk of future surface water flooding and areas where localised flooding has

	Will there be adequate provision of supporting water and sewerage infrastructure to support development?		200 year event to a depth of 100 and 300ml. The Environment Agency has identified that there is the potential for shallow groundwater on site and that the poor drainage of the land represents a constraint. The site has a fairly high standard percentage runoff but this is not deemed to be a significant constraint to development.		occurred. If the access runs through an area that has experienced localised flooding, the access design would need to be carefully considered to ensure safe access and egress is achieved. Mitigate risk of groundwater through an investigation and establishing appropriate ground levels for new development. Avoid development in drainage ditches. Surface Water Management Strategy required.
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?	- Site accessible by range of transport - Enable transport linkages - Opportunity for new local services	-/+/-/? The site is remote from the main A33 road corridor but is located within 5km of most key services and facilities, although connectivity between the site and neighbouring areas will require improvements. The scale of development proposed at the site is likely to lead to the provision of new facilities, such as primary schools, GP surgeries and convenience retail which may lead to a degree of self	Likelihood: certain Scale: local Timescale: short term Duration: permanent Significance: significant	Transport infrastructure improvements necessary, funding required.

	- Does it include provision for extending remote access? - Will it improve access to broadband?		containment within the site. The private car is likely to be the main form of travel to key services, unless quality public transport (bus or rail) is provided to serve the site. Whilst there may be scope to secure improvements to travel by non-car modes through improved cycle ways and through contributions towards a new railway station at Chineham, the uncertainty surrounding the deliverability of the station needs to be considered. The railway line forms a barrier that separates the southern part of the site from the established community of Chineham and services provided within the local area. There is insufficient capacity at some of the community facilities including library. If all three sites came forward a small new on-site community building would be required.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant	
9) To improve choice and access to sustainable	- Will it minimise the need to travel? - Will it provide alternative means of travel to the private	- Site potential to be accessible by extending transport network - Opportunity to provide new/improved	0 The scale of development proposed at this site is unlikely to provide an improved highway network, although it		

transport options	car? • Will it reduce private vehicular use? • Will it encourage the use of public transport?	infrastructure	may be the case that the impact of the development on the A33 corridor could be mitigated against through junction / highway improvements. If the new railway station at Chineham were to be delivered this would be a significant benefit for existing residents and workers in Chineham, however, the uncertainty concerning the viability and delivery of this service has to be considered. The scale of development may lead to an improved bus service in terms of frequency and or the provision of revised / new routes to benefit residents and employers in the local area.		
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal	• 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	• Capacity in primary schools • Capacity in secondary schools • New education provision?	? This development is in an area that will prove difficult to provide primary school places. If all three housing sites come forward locally this may provide opportunities to provide primary school places through a new primary school. This will be a minimum of 2 FE (420 places) requiring in the region of 1.500 dwellings A review of secondary school catchment areas will be required due to the location of development and to reflect the difficulty that is likely to exist in	Likelihood: fairly certain Scale: local Timescale: unknown Duration: uncertain Significance: significant	If other housing sites come forward locally this may enable provision of a new primary school. A review of secondary school catchment areas may address this issue.

developme nt.	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?		expanding local schools. Additional secondary places will be 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	• Will it entail the loss of any employment land • Will it incorporate any commercial premises • It there good broadband access • Proximity to employment?	0/+/? Development of these sites will not entail the loss of any employment land. There is no indication at this stage that the sites would incorporate commercial premises, however, they are accessible to a number of employment areas by bus, walk, cycle and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA	Likelihood: uncertain Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium	

	employment land to meet the needs of existing businesses and attract inward investment?		coverage up to 40 Mbs by 2015.	term Duration: permanent Significance: insignificant	
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?	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/+/? Development of these sites will not entail the loss of any employment land. There is no indication at this stage that the sites would incorporate commercial premises, however, they are accessible to a number of employment areas by bus, walk, cycle and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbs by 2015.	Likelihood: uncertain Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium term Duration: permanent Significance: insignificant	
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?	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/+/? Development of these sites will not entail the loss of any employment land. There is no indication at this stage that the sites would incorporate commercial premises, however, they are accessible to a number of	Likelihood: uncertain Scale: borough Timescale: medium term Duration: permanent	

			employment areas by bus, walk, cycle and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40 Mbs by 2015.	Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium term Duration: permanent 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	Anything other than housing proposed that would be attractive to visitors	0 There is no indication at this stage that the site would incorporate anything other than housing that would be attractive to 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	- Harm heritage assets – archaeology - Heritage assets - general	0/- The area has archaeological potential, as well as some well preserved elements. Archaeological concerns can be mitigated (including some preservation). Archaeological assets provide an opportunity for development design (including some preservation). The inclusion of three negatively assessed sites combines to produce a	Likelihood: uncertain regarding archaeological interest Scale: local-national Timescale: short term Duration: permanent Significance: significant	Potential for mitigation of archaeological concerns following fieldwork.

	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?		cumulatively strongly negative affect. Development would adversely affect the setting of several designated and undesignated heritage assets which would be surrounded by and overwhelmed by development of this combination of sites. The additional bulk of a larger development of this size of area would also have a greater presence in the wider setting of the Vyne Park which lies to the west.		
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? • Will it improve energy efficiency? • Will it enable	• Contamination • Greenfield site	-/? Greenfield site. There is no record of contamination on the sites. However, there are some uses bordering the site which may have impacted upon the site, namely the MOD land adjacent to the north east, an engineering works to the north and a factory to the south. Some remedial measures may therefore be required.	Likelihood: certain that a greenfield site would be used Scale: local Timescale: within Local Plan period Duration: permanent Significance: significant Likelihood: uncertain impact on resource use Scale: local-global	Consider efficiency of resource use in design and layout of the development.

materials, and encouraging the maximum use of sustainable design and construction technologies	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?		The assessment of many of these issues is largely design related so are unable to be assessed at this stage.	Timescale: short-long term Duration: permanent Significance: unknown	
(17) To create and sustain	• Will it direct new development	• Isolated form of development or	0/-/0 The local landform and vegetation to the south of	Likelihood: fairly certain Scale: local	

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?	coalescence • Site relates well to settlement • Provision of or support for facilities/services	Razor's Farm, along with the rail line are all strong features in the landscape which provide separation with the surrounding areas of development. Potentially, these features could result in any development appearing isolated, but possibly, this could be addressed through the layout of the site. In addition, it is a large proposal that extends some distance between Basingstoke and Bramley and potentially could result in coalescence. However, the presence of the MoD camp, in addition to appropriate design and layout, means that this issue has the potential to be addressed. The site does not relate well to the existing settlement in terms of form, scale and character and would not create a more integrated settlement. The scale of development proposed at the site is likely to lead to the provision of new facilities, such as primary schools, GP surgeries and convenience retail which may lead to a degree of self containment within the site.	Timescale: short-long term Duration: permanent Significance: significant Likelihood: fairly certain Scale: local Timescale: short-long term Duration: unknown Significance: likely to be insignificant	

	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?	- Open space provision - Loss of open space or accessible countryside	+ The combined sites have the potential to address the deficiency in park provision in Chineham through the provision of an on-site open space and children's play facilities. There is currently a deficiency of open space suitable for kickabout and no neighbourhood park in Chineham. The needs of existing residents could therefore potentially be addressed along with the needs to new residents.	Likelihood: uncertain Scale: local/neighbourhood Timescale: short-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 impact on crime and community safety cannot be determined 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 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?	• Health/social care capacity • Open space provision • Noise pollution • Un-neighbourly uses	0/- There is adequate capacity to serve the site or there are plans in place to improve the infrastructure. The combined sites have the potential to address the deficiency in park provision in Chineham through the provision of an on-site open space and children's play facilities. There is currently a deficiency of open space suitable for kickabout and no neighbourhood park in Chineham. The needs of existing residents could therefore potentially be addressed along with the needs to new residents. There may be some noise impact from the neighbouring MOD use to the north of the site and the Business Park to the south. The site is within close proximity of an un-neighbourly use namely the MoD site to the north. However there is scope for mitigation/enhancement (including restrictions on certain uses). There is also a factory to the south which may impact upon the site with possible dust, odour etc	Likelihood: uncertain Scale: local Timescale: uncertain Duration: uncertain Significance: potentially significant	Financial contributions would be sought to maintain primary care services. A detailed noise assessment will be required to ensure acceptable noise standards can be met, and further noise mitigation may be required. There may need to be mitigation/enhancement in respect of the neighbouring MOD use.

Overall Impact:

The development of this combined site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. Developing all of the sites would have a potentially significant negative effect on a number of SA objectives. Due to the sensitivities of landscape features; potential indirect impacts on biodiversity; risk of surface water flooding; impact on listed buildings; relationship to the existing settlement; and the impact of rail traffic noise and MOD site, there is the potential for development to have a negative impact on a number of the SA objectives including those which seek to protect and enhance local biodiversity, and the local landscape; avoid the risk of flooding; protect and enhance the local built environment; and improve the health and well-being of communities. These issues could potentially only be partly mitigated through design and layout. Developing the combination of sites would largely have a neutral impact on economic objectives as it would not entail the loss of any employment land, and are within sufficient distance of employment sites to enable commuting and would therefore generally support economic growth. The SA identified some uncertainty regarding infrastructure and service provision, and its effect in respect of social objectives such as improving educational attainment. In terms of accessibility, the combined site would have a negative impact, reflecting its relative isolation from the existing urban area and strategic highway network which limit its accessibility to key services. The larger scale of development on the combined sites is likely to lead to the provision of some new facilities which may lead to a degree of self containment.

Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development could be achieved. This will include ensuring that the siting and design of the development avoids areas constrained by biodiversity interest and landscape features, areas at risk of flooding and areas subject to noise pollution. The potentially strongly negative impact on heritage assets should also be avoided. Adequate infrastructure should be provided on-site including affordable housing and open space; and off-site contributions should also be sought towards education provision, improvements to transport networks and linkages, and to maintain healthcare services. Any development should be of a sustainable design and construction. Development would also need to drain through a new connection to the strategic sewer and therefore development would be subject to a new connection. A Drainage Strategy/Surface Water Plan would need to be provided.

Detailed Appraisal of Site Combination: Manydown North (Parcels 1, 2, part of 3 (BAS116) and 4)

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	++/- The site has the potential to increase housing supply by a significant amount. A site of this size could provide a range of sizes and types to provide choice and meet a range of needs. At this stage, it is not known whether the site would meet certain housing needs. A number of employment areas are accessible from the site. The sustainability of any new housing will be dependent on other policies/implementation. The Council's housing register	Likelihood: high Scale: local Timescale: short-long term Duration: permanent Significance: significant The certainty of any new housing meeting housing needs will be subject to implementation of other policies such as affordable housing, housing mix etc.	Development on the site should be of sustainable design and construction to ensure the housing is sustainable. Affordable housing/housing mix policies required to ensure housing provision meets identified need. The needs of gypsies and travellers needs to be addressed.

	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?		shows 5300 in general need of housing in Basingstoke Town. 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	

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?	Within 7 most deprived areas of Borough	0 Development of this site would not have a direct impact on deprivation and inequality.		
3) To reduce and minimise emissions of greenhouse gases and manage	• Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional emissions targets?	• Renewable energy • Accessibility	-/?/++ Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. The site's proximity to existing public transport routes and	Likelihood: certain Scale: global Timescale: long term Duration: permanent Significance: significant	Sustainability/energy efficiency of new housing could be improved through design and technology – include through policy or masterplanning of site.

the impact of climate change	- Does it incorporate and/or promote the use of renewable energy technologies? - Will it mitigate the effects of climate change?		cycle routes provides the opportunity to further develop these networks to serve the site. However, private car journeys are likely to increase. The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy.	Likelihood: although the site has the potential to incorporate low carbon energy schemes this is not certain Scale: global Timescale: long term Duration: permanent Significance: significant	Ensure low carbon/renewable energy scheme incorporated within any development.
(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?	Biodiversity	- Overall it is concluded that the combined impacts over the whole area would be negative since Parcels 2 and 4 contain areas of land which are identified as important for rare arable plants and their conservation. Indirect impacts on the adjacent/nearby SINCs and boundary vegetation would need to be considered.	Likelihood: uncertain Scale: local-county Timescale: short-long term Duration: permanent Significance: significant	Further work to assess the scope for mitigation and compensation for loss of the area of importance for rare arable flora will be required.
(5) To protect and enhance the distinctiveness and	- Will it protect areas of highest landscape value? - Will it protect and enhance the Borough's	- Landscape character, diversity - Agricultural land - minerals	0/-/+ Subject to development within parcel 4 being limited to the area immediately north of Worting House, not extending any further than the western	Likelihood: fairly certain Scale: local-national Timescale: short-long term Duration: permanent	Impact dependent on the design and layout of the development.

quality of the local landscape, soils, geological and geomorphologic interests	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?		boundary of Worting House, and accommodating a vegetated buffer along the boundary, overall this combination of sites has a medium capacity for development. 84% of the site is Grade 3a. 9% is classified as Grade 2 and 7% of the site is classified as Grade 3b. There are no known mineral constraints.	Significance: significant Likelihood: fairly certain Scale: local-national Timescale: short-long term Duration: permanent Significance: potentially 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?	• Water quality • Pollution of water source • Adequate water supply • Adequate sewerage infrastructure	-/0/- There would be no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, this is not deemed to be a significant constraint to development. The majority of the site is in Source Protection Zone 2 which would not be a significant issue with regards pollution of water subject to compliance with groundwater	Likelihood: fairly certain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant Likelihood: fairly certain Scale: local Timescale: immediate Duration: short-long term	Need to monitor water quality

			protection policy. South East Water's Water Resource Management Plan sets out how water will be provided up to 2020. Upgrades to Basingstoke sewage treatment works will be required. It will be necessary to undertake detailed network modelling. Network growth upgrades have been carried out in Basingstoke in previous years which involve the construction of a new large diameter trunk sewer to serve development sites around the Popley area. It is likely that developments to the north of Manydown would be favoured.	Significance: potentially significant Likelihood: certain Scale: local Timescale: immediate Duration: short-long term Significance: significant Likelihood: uncertain Scale: local Timescale: medium – lead in time required to upgrade infrastructure Duration: short-long term Significance: significant	Should an upgrade of sewage infrastructure be required, it should be noted that up to three years lead in time will be necessary and the expansion of the current works is subject to consent from the Environment Agency.
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 dwellings built in areas of medium and high flood-risk? - Will it increase the	- Flooding - permeability of the soil	+/?/+ This combined site is situated wholly within Flood Zone 1, outside a Critical Drainage Area and is not Upstream of a Critical Drainage Area, although the site is adjacent to land that is Upstream of a Critical Drainage Area, drainage should be managed to not contribute to this area. There is a record of localised	Likelihood: uncertain in respect of surface water Scale: local Timescale: short term Duration: temporary Significance: significant	The sequential test should be applied in the first instance and if there are no alternative suitable sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows:

economy	use of Sustainable Urban Drainage systems within developments? Will there be adequate provision of supporting water and sewerage infrastructure to support development?		flooding in parts of the site. Part of the site is at risk of future surface water flooding in a 1 in 200 year event to a depth of 100 and 300mm. The site has a very low standard percentage runoff leading to very low greenfield runoff rates. It may not be possible to infiltrate all the runoff generated as a result of additional impermeable surfaces (hard standing etc).		Avoid development in areas at risk of future surface water flooding and avoid development in areas that have experienced localised flooding. Drainage and Surface Water Management Strategy required. Drainage will need to manage the impact on the adjacent land, which is Upstream of and within a Critical Drainage Area.
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	- Site accessible by range of transport - Enable transport linkages - Opportunity for new local services	+/-/+/? The site's proximity to existing public transport routes and cycle routes provides the opportunity to further develop these networks to serve the site. Highways improvements in the vicinity of the development including the Roman Road (and associated road junctions) will be required to mitigate the impact of a development of this size. The scale of development that could be delivered at the site would enable the provision of new and / or diverted bus	Likelihood: fairly certain Scale: local Timescale: short term Duration: permanent Significance: potentially significant	On-site provision or financial contributions would be required to ensure sufficient community, waste facilities etc.

	access? • Will it improve access to broadband?		service(s) to serve the residents. There will be scope to provide high quality public transport infrastructure within the site. The scale of development proposed at this combination of sites would enable the provision of a link road between the B3400 and A339 to provide access to the sites and a new access route to benefit both existing and future residents between these two key routes into Basingstoke Town. The scale of development proposed at the site is likely to lead to the provision of new facilities, such as primary schools, GP surgerys and convenience retail which may lead to a degree of self containment within the site. There is insufficient capacity at some of the community facilities. On site sport/recreation and community facilities would be required.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant	
9) To improve choice and access to sustainable	• Will it minimise the need to travel? • Will it provide alternative means of travel to the private	• Site potential to be accessible by extending transport network • Opportunity to provide new/improved	+ The scale of development proposed at the site is likely to lead to the provision of new facilities, such as primary	Likelihood: uncertain Scale: local/town-wide Timescale: medium-long term Duration: permanent	

transport options	car? • Will it reduce private vehicular use? • Will it encourage the use of public transport?	infrastructure	schools, GP surgeries and convenience retail which may lead to a degree of self containment within the site. There will be scope to provide high quality public transport infrastructure within the site.	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	• Capacity in primary schools • Capacity in secondary schools • New education provision?	-/? There is insufficient capacity in local primary schools. The combined site would require new 1.5 FE, 2 FE and 3FE primary schools on-site. Secondary schools locally are full and unlikely to be able to be expanded easily. Pupils coming off the new development to existing schools further east in the town need to be considered and as such school travel arrangements need to be considered. A secondary school site should be reserved (12.2ha) until further details are available to preserve an option for considering relocating and expanding an existing school to serve what is likely to be a significant quantum of development.	Likelihood: fairly certain Scale: local Timescale: short term Duration: permanent Significance: significant	Provision of a new primary school will be required. A review of catchment areas for secondary education provision will also be required.

	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?	• Will it entail the loss of any employment land • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/+/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by cycling, bus and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary Significance: insignificant	
12) To maintain high and stable levels of employment	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access	0/+/? Development of the site will not entail the loss of any employment land. There is no indication at this	Likelihood: uncertain	

nt	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?	• Proximity to employment?	stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by cycling, bus and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary Significance: insignificant	
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?	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/+/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by cycling, bus and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary 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	Anything other than housing proposed that would be attractive to visitors	0 There is no indication at this stage that the site alone would incorporate anything other than housing that would be attractive to 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	- Harm heritage assets – archaeology - Heritage assets - general	0/? There are two Scheduled Ancient Monuments (parcel 1), some known substantive sites and generally the area has a high archaeological potential. Given the large size of the allocation it would be possible to mitigate both through design and layout. There is an important archaeological Iron Age/ Roman site known in the corner to the south of Worting wood (parcel 2). The Roman road along the eastern edge is a distinctive and positive character of the area and one which add great time depth to this locality. If development were to breach	Likelihood: uncertain regarding archaeological interest Scale: local-national Timescale: short term Duration: unknown Significance: significant	Potential of mitigation of archaeological concerns following fieldwork. Siting, layout and design of any development would need to take into account archaeological and historic interest

	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?		a north-south line running from the north-west corner of Worting Park, it would be strongly negative, as it would represent the substantial enclosure of Worting from its rural setting, leaving only a southwards relationship with farmland.		
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? • 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	• Contamination • Greenfield site	-/? This is a greenfield site. No historical or factual evidence to indicate the presence of contamination; however given the use of the site for agriculture the presence of contaminants associated with this industry cannot be discounted. The assessment of many of these issues are largely design related so are unable to be assessed at this stage.	Likelihood: certain Scale: local Timescale: within Local Plan period Duration: permanent Significance: significant Likelihood: fairly certain Scale: local Timescale: short to medium term Duration: temporary Significance: potentially significant Likelihood: uncertain impact on resource use Scale: local-global	Further investigation is required to understand whether remediation is needed in respect of the previous agricultural use. Consider efficiency of resource use in design and layout of the development.

technologies	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?			Timescale: short-long term Duration: permanent Significance: unknown	
(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?	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	0/+ The site lies adjacent to housing at Rooksdown, Winklebury and Buckskin to the east and therefore is not isolated. It would not lead to the coalescence of any larger settlements. Development of the whole site could lead to a degree of coalescence with the adjoining hamlet of Worthing. However, any coalescence	Likelihood: uncertain as depends on design / layout of the development. Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant	Impact dependent on siting, layout, scale, character, landscape design and provision of new services.

	• 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?		could be mitigated through siting by maintaining a buffer strip between new development and Worting in order to maintain its separate identity. The scale of development proposed at the site is likely to lead to the provision of new facilities, such as primary schools, GP surgeries and convenience retail.		
18) To promote and	• Will it maintain or improve public access to open	• Open space provision • Loss of open space or accessible countryside	+ There is a deficit of open space in the locality and the	Likelihood: uncertain Scale: local Timescale: short-long	Ensure on-site provision of open space is sought.

improve access to open space and countryside	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?		site offers the opportunity of addressing some of those deficiencies at the same time as meeting the additional needs of new residents (including through the provision of a potential country park).	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 impact on crime and community safety cannot be determined 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 healthcare facilities to meet the needs of	• Health/social care capacity • Open space provision • Noise pollution • Un-neighbourly uses	?/+- There is insufficient capacity at present but there is scope to accommodate growth through expansion of existing facilities or by on-site provision of new facilities such as GP provision. Site offers the opportunity to address open space and play	Likelihood: uncertain Scale: local/borough-wide Timescale: long lead-in time Duration: unknown Significance: significant	Financial contributions and on site provision of GP facilities and open space are likely to be sought.

	older people? • Will it help to develop healthy and 'liveable' neighbourhoods • Will it improve air quality? • Will it decrease noise pollution near residential areas?		deficiencies in the Winklebury and Rooksdown area. The northern part of the site is affected by traffic noise from the A339. The site will also be affected by noise from the Roman Road and the B3400. Other possible noise sources include Scrapps Hill Farm and Worting Park where there is also potential for noise from agricultural machinery and vehicles. There is some potential for un-neighbourly activity at Worting Wood Farm.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant	Noise assessments required. Mitigation may be possible through design and layout.
Overall impact: The development of this combination of sites would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. In relation to protecting and enhancing distinctive and high quality features of the local built environment, the potential impact on heritage assets is considered to be negative due to impacts on the Worting Conservation Area and constituent buildings, although an appropriate layout may be able to mitigate this impact. In terms of sustainability objectives in relation to biodiversity, the combined impact over the whole area would be negative due to the presence of land identified as important for rare arable plants and their conservation. Indirect impacts on the adjacent SINCs and boundary vegetation also need consideration. However, developing the site for housing is unlikely to lead to any overriding negative impacts and where these have been identified there are opportunities for mitigation through site layout, restoration and improved management etc. Development of the sites would largely have a neutral impact on economic objectives – it does not entail the loss of any employment land, but is within sufficient distance of employment sites to enable commuting and support economic growth in principle. In terms of the accessibility objective, the site scores positively due to its accessibility and the opportunity to provide wider improvements to the highway network. The site is well located for a range of services and the larger scale of development on the combined sites is likely to lead to the provision of new facilities which may lead to a degree of self containment. Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes, for example, ensuring that the siting and design of the development mitigates, where possible, any impact on the Worting Conservation Area and the setting of Worting Park; has due regard to the biodiversity					

value of the area; avoids inappropriate areas for development, such as areas subject to noise pollution; and enables adequate integration with surrounding areas through improved transport linkages and networks. Adequate infrastructure should also be provided including the provision of new primary and secondary schools on site, provision of affordable housing and appropriate green infrastructure and open space/recreational provision. Development must also be of a sustainable design and construction and manage surface water/drainage as part of an overall strategy.

Detailed Appraisal of Site Combination: Manydown - Wider Area (Parcels 1, 2, part of 3, 4 and 5)

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	++/- The site has the potential to increase housing supply by a significant amount. A site of this size could provide a range of sizes and types to provide choice and meet a range of needs. At this stage, it is not known whether the site would meet certain housing needs. A number of employment areas are accessible from the site. The sustainability of any new housing will be dependent on other policies/implementation. The Council's housing register	Likelihood: high Scale: local Timescale: short-long term Duration: permanent Significance: significant The certainty of any new housing meeting housing needs will be subject to implementation of other policies such as affordable housing, housing mix etc.	Development on the site should be of sustainable design and construction to ensure the housing is sustainable. Affordable housing/housing mix policies required to ensure housing provision meets identified need. The needs of gypsies and travellers needs to be addressed.

	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?		shows 5300 in general need of housing in Basingstoke Town. 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	

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?	Within 7 most deprived areas of Borough	0 Development of this site would not have a direct impact on deprivation and inequality.		
3) To reduce and minimise emissions of greenhouse gases and manage	• Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional emissions targets?	• Renewable energy • Accessibility	-/?/++ Development of the site is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. The site is well connected to the town centre and the range	Likelihood: certain Scale: global Timescale: long term Duration: permanent Significance: significant	Sustainability/energy efficiency of new housing could be improved through design and technology – include through policy or masterplanning of site.

the impact of climate change	- Does it incorporate and/or promote the use of renewable energy technologies? - Will it mitigate the effects of climate change?		of facilities and services offered in this location by public transport, cycle and private vehicle. Private car journeys are likely to increase. The site has the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and is of sufficient size to deliver decentralized energy.	Likelihood: although the site has the potential to incorporate low carbon energy schemes this is not certain Scale: global Timescale: long term Duration: permanent Significance: significant	Ensure low carbon/renewable energy scheme incorporated within any development.
(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?	Biodiversity	- Overall it is concluded that the combined impacts over the whole area would be negative since Parcels 2, 4, 5 and part of 6 contain areas of land which are identified as important for rare arable plants and their conservation. Indirect impacts on the adjacent/nearby SINCs and boundary vegetation would need to be considered.	Likelihood: uncertain Scale: local-county Timescale: short-long term Duration: permanent Significance: significant	Further work to assess the scope for mitigation and compensation for loss of the area of importance for rare arable flora will be required.
(5) To protect and enhance the distinctiveness and	- Will it protect areas of highest landscape value? - Will it protect and enhance the Borough's	- Landscape character, diversity - Agricultural land - minerals	-/+ Overall this combination of sites has a medium-low capacity for development. To the west of the area within parcels 4 and 5 there is a low	Likelihood: fairly certain Scale: local-national Timescale: short-long term Duration: permanent	Impact dependent on the design and layout of the development.

quality of the local landscape, soils, geological and geomorphologic interests	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?		capacity for development due to the adverse impacts on Worting and intrusion in to the wider countryside and setting to Oakley. Development in these parcels would have adverse impacts on landscape character which could not be mitigated. 78% of the site is Grade 3a. 18% is classified as Grade 2 and 4% of the site is classified as Grade 3b. There are no known mineral constraints.	Significance: significant Likelihood: fairly certain Scale: local-national Timescale: short-long term Duration: permanent Significance: potentially 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?	• Water quality • Pollution of water source • Adequate water supply • Adequate sewerage infrastructure	-/0/- There would be no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, this is not deemed to be a significant constraint to development. The majority of the site is in Source Protection Zone 2 which would not be a significant issue with regards pollution of water subject to compliance with groundwater	Likelihood: fairly certain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant Likelihood: fairly certain Scale: local Timescale: immediate Duration: short-long term	Need to monitor water quality

			protection policy. South East Water's Water Resource Management Plan sets out how water will be provided up to 2020. Upgrades to Basingstoke sewage treatment works will be required. It will be necessary to undertake detailed network modelling. Network growth upgrades have been carried out in Basingstoke in previous years which involve the construction of a new large diameter trunk sewer to serve development sites around the Popley area. It is likely that developments to the north of Manydown would be favoured.	Significance: potentially significant Likelihood: certain Scale: local Timescale: immediate Duration: short-long term Significance: significant Likelihood: uncertain Scale: local Timescale: medium – lead in time required to upgrade infrastructure Duration: short-long term Significance: significant	Should an upgrade of sewage infrastructure be required, it should be noted that up to three years lead in time will be necessary and the expansion of the current works is subject to consent from the Environment Agency.
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 dwellings built in areas of medium and high flood-risk? - Will it increase the	- Flooding - permeability of the soil	+/?/+ This combined site is situated wholly within Flood Zone 1, outside a Critical Drainage Area and is not Upstream of a Critical Drainage Area, although the site is adjacent to land that is Upstream of a Critical Drainage Area, drainage should be managed to not contribute to this area. There is a record of localised flooding in	Likelihood: uncertain in respect of surface water Scale: local Timescale: short term Duration: temporary Significance: significant	The sequential test should be applied in the first instance and if there are no alternative suitable sites, the sequential approach should be applied and the risks should be addressed through adequate mitigation as follows:

economy	use of Sustainable Urban Drainage systems within developments? • Will there be adequate provision of supporting water and sewerage infrastructure to support development?		parts of the site. Part of the site is at risk of future surface water flooding in a 1 in 200 year event to a depth of 100 and 300mm. The site has a very low standard percentage runoff leading to very low greenfield runoff rates. It may not be possible to infiltrate all the runoff generated as a result of additional impermeable surfaces (hard standing etc).		Avoid development in areas at risk of future surface water flooding and avoid development in areas that have experienced localised flooding. Drainage and Surface Water Management Strategy required. Drainage will need to manage the impact on the adjacent land, which is Upstream of and within a Critical Drainage Area.
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	• Site accessible by range of transport • Enable transport linkages • Opportunity for new local services	+/-/+/? The site's proximity to existing public transport routes and cycle routes provides the opportunity to further develop these networks to serve the site. Highways improvements in the vicinity of the development (including a new link road between the B3400 and A339) will be required to mitigate the impact of a development of this size. The scale of development that could be delivered at the site would enable the provision of new and / or diverted bus	Likelihood: fairly certain Scale: local Timescale: short term Duration: permanent Significance: potentially significant	On-site provision or financial contributions would be required to ensure sufficient community, waste facilities etc.

	access? • Will it improve access to broadband?		service(s) to serve the residents. There will be scope to provide high quality public transport infrastructure within the site. The scale of development proposed at this combination of site would enable the provision of a link road between the B3400 and A339 to provide access to parts of the site located to the north of the B3400 and a new access route to benefit both existing and future residents between these two highway routes. The scale of development proposed is likely to lead to the provision of new facilities on site, such as primary schools, GP surgeries and convenience retail which may lead to a degree of self containment within the site. There is insufficient capacity at some of the community facilities. On site sport/recreation and community facilities would be required.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant	
9) To improve choice and access to sustainable	• Will it minimise the need to travel? • Will it provide alternative means of travel to the private	• Site potential to be accessible by extending transport network • Opportunity to provide new/improved	+ The scale of development proposed at the site is likely to lead to the provision of new facilities, such as primary	Likelihood: uncertain Scale: local/town-wide Timescale: medium-long term Duration: permanent	

transport options	car? • Will it reduce private vehicular use? • Will it encourage the use of public transport?	infrastructure	schools, GP surgeries and convenience retail which may lead to a degree of self containment within the site. The scale of development that could be delivered at the site would enable the provision of new and / or diverted bus service(s) to serve the residents.	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	• Capacity in primary schools • Capacity in secondary schools • New education provision?	-/? There is insufficient capacity in local primary schools. The combined site would require new 1.5 FE, 2 FE and 3FE primary schools on-site. Secondary schools locally are full and unlikely to be able to be expanded easily. Pupils coming off the new development to existing schools further east in the town need to be considered and as such school travel arrangements need to be considered. A secondary school site should be reserved (12.2ha) until further details are available to preserve an option for considering relocating and expanding an existing school to serve what is likely to be a significant quantum of development.	Likelihood: fairly certain Scale: local Timescale: short term Duration: permanent Significance: significant	Provision of a new primary school will be required. A review of catchment areas for secondary education provision will also be required.

	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?	• Will it entail the loss of any employment land • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	0/+/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by cycling, bus and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary Significance: insignificant	
12) To maintain high and	• Will it promote employment opportunities for the	• Will it entail the loss of any employment land? • Will it incorporate any	0/+/? Development of the site will not entail the loss of any		

stable levels of employment	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?	commercial premises • It there good broadband access • Proximity to employment?	employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by cycling, bus and car. Currently poor broadband coverage (<2Mb/s) although predicted to receive NGA coverage up to 40Mbps by 2015.	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local Timescale: medium Duration: temporary Significance: insignificant	
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?	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • It there good broadband access • Proximity to employment?	0/+/? Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by cycling, bus and car. Currently poor broadband coverage (<2Mb/s) although	Likelihood: uncertain in respect of commercial floorspace Scale: borough Timescale: medium term Duration: permanent Significance: potentially significant Likelihood: uncertain Scale: local	

			predicted to receive NGA coverage up to 40Mbps by 2015.	Timescale: medium Duration: temporary 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	Anything other than housing proposed that would be attractive to visitors	0 There is no indication at this stage that the site alone would incorporate anything other than housing that would be attractive to 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	- Harm heritage assets – archaeology - Heritage assets - general	0/- There are two Scheduled Ancient Monuments (parcel 1), some known substantive sites particular Scrapps Hill (parcel 5) and generally the area has a high archaeological potential. Given the large size of the allocation it would be possible to mitigate both through design and layout to achieve preservation of the scheduled monument and archaeological assessment and recording of other remains. Scrapps Hill (parcel 5) has an important and complex set of settlements, probably Iron Age and Roman. Due to the sheer	Likelihood: uncertain regarding archaeological interest Scale: local-national Timescale: short term Duration: unknown Significance: significant	Potential of mitigation of archaeological concerns following fieldwork. Siting, layout and design of any development would need to take into account archaeological and historic interest

	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?		extent and scale of the site, it is possible that this would prove to be a significant consideration. There is an important archaeological Iron Age/ Roman site known in the corner to the south of Worting wood (parcel 2). The Roman road along the eastern edge is a distinctive and positive character of the area and one which add great time depth to this locality. If development within Parcel 4 were to breach a westernmost north-south line running from the north-west corner of Worting Park, it would be strongly negative, as it would represent the substantial enclosure of Worting from its rural setting. That enclosure would then be completed by the development of Parcel 5, unless it was restricted to a southern strip along the railway line to sit beneath the 'hump' that acts as a topographical screen from the B3400.		
16) To improve the efficiency of resource use,	• Will it use water more efficiently? • Will it reduce water consumption? • Will it result in a	• Contamination • Greenfield site	-/? This is a greenfield site.	Likelihood: certain Scale: local Timescale: within Local Plan period Duration: permanent	

including re-using previously developed land, existing buildings and materials, and encouraging the maximum use of sustainable design and construction technologies	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		Historic maps indicate the presence of a potentially in-filled chalk pits in the more southerly part of the wider site. Also, given the use of the site for agriculture, the presence of contaminants associated with this industry cannot be discounted. The assessment of many of these issues are largely design related so are unable to be assessed at this stage.	Significance: significant Likelihood: fairly certain Scale: local Timescale: short to medium term Duration: temporary Significance: potentially significant Likelihood: uncertain impact on resource use Scale: local-global Timescale: short-long term Duration: permanent Significance: unknown	Further investigation is required to understand whether remediation is needed in respect of the previous agricultural use. Consider efficiency of resource use in design and layout of the development.

	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	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	0/+ The site lies adjacent to housing at Rooksdown, Winklebury, Bucksdown and Kempshott to the east and therefore is not isolated. It would not lead to the coalescence of any larger settlements. Development of the whole site could lead to a degree of coalescence with the adjoining hamlet of Worting. However, any coalescence could be mitigated through siting by maintaining a buffer strip between new development and Worting in order to maintain its separate identity. The scale of development proposed at the site is likely to lead to the provision of new facilities, such as primary schools, GP surgeries and convenience retail.	Likelihood: uncertain as depends on design / layout of the development. Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant	Impact dependent on siting, layout, scale, character, landscape design and provision of new services.

	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?	• Open space provision • Loss of open space or accessible countryside	+ There is a deficit of open space in the locality and the site offers the opportunity of addressing some of those deficiencies at the same time as meeting the additional needs of new residents (including through the provision of a potential country park).	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: significant	Ensure on-site provision of open space is sought.
19) To improve	• Will it reduce opportunities for		0 The impact on crime and		

community safety by reducing crime, the fear of crime, and antisocial behaviour	crime (e.g through design and layout)? • Will it reduce antisocial behaviour? • Will it reduce the fear of crime?		community safety cannot be determined 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 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?	• Health/social care capacity • Open space provision • Noise pollution • Un-neighbourly uses	?/+- There is insufficient capacity at present but there is scope to accommodate growth through expansion of existing facilities or by on-site provision of new facilities such as GP provision. Site offers the opportunity to address open space and play deficiencies in the Winklebury and Rooksdown area. The northern part of the site is affected by traffic noise from the A339. Parts of the more southerly side of the site are also affected by railway noise. The site will also be affected by noise from the Roman Road and the B3400. Other possible noise sources include Scrapps Hill Farm and Worting Park where there is also potential for noise from agricultural machinery and vehicles. There is some potential for un-neighbourly activity at Worting Wood Farm and Battledown Farm.	Likelihood: uncertain Scale: local/borough-wide Timescale: long lead-in time Duration: unknown Significance: significant Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant	Financial contributions and on site provision of GP facilities and open space are likely to be sought. Noise assessments required. Mitigation may be possible through design and layout.

Overall impact:

The development of the site would have the negative effect of resulting in the loss of greenfield land but in the absence of a sufficient supply of brownfield sites it is acknowledged that greenfield land will be required to meet the borough's housing need. In relation to protecting and enhancing distinctive and high quality features of the local built environment, the potential impact on heritage assets is considered to be strongly negative due to impacts on the Worting Conservation Area and constituent buildings. In terms of sustainability objectives in relation to biodiversity, the combined impact over the whole area would also be negative due to the presence of land identified as important for rare arable plants and their conservation. Indirect impacts on the adjacent SINC and boundary vegetation also need consideration. Developing the wider site for housing also has a potentially negative impact in terms of protecting and enhancing the distinctiveness and quality of the local landscape, although there are opportunities for mitigation through site layout etc. Development of the site would largely have a neutral impact on economic objectives – it does not entail the loss of any employment land, but is within sufficient distance of employment sites to enable commuting and support economic growth in principle. In terms of the accessibility objective, the site scores positively due to its accessibility and the opportunity to provide wider improvements to the highway network. The site is well located for a range of services and the larger scale of development on the combined sites is likely to lead to the provision of new facilities which may lead to a degree of self containment.

Current uncertainties and potentially negative impacts would need to be addressed through the inclusion of a mechanism in the Local Plan (such as a detailed allocation policy) to ensure that a sustainable development is achieved. This includes for example, ensuring that the siting and design of the development has regard to the setting and form of existing development and limits visual intrusion on the wider landscape; mitigates, where possible, any impact on the Worting Conservation Area and the setting of Worting Park; has due regard to the biodiversity value of the area; avoids inappropriate areas for development, such as areas subject to noise pollution and areas of archaeological value; and enables adequate integration with surrounding areas through improved transport linkages and networks. Adequate infrastructure should be provided and appropriately phased, including the provision of new primary and secondary schools on site, provision of affordable housing and appropriate green infrastructure and open space/recreational provision. Development must also be of a sustainable design and construction and manage surface water/drainage as part of an overall strategy.

Potential cumulative impact of OV002 Overton Hill and OV004 Two Gate Lane

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	+/- The site has the potential to increase housing supply by some 270 new dwellings. A site of this size could provide a range of sizes and types to provide choice and meet a range of needs. At this stage it is not known whether the site would meet certain housing needs. Furthermore the sustainability of any new housing will be dependent on other policies/implementation. The site is within commuting distance of employment areas such that it would integrate with employment needs.	Likelihood: high Scale: local Timescale: medium-longer term Duration: permanent Significance: significant The certainty of any new housing meeting housing needs will be subject to implementation of other policies such as affordable housing, housing mix etc.	Development should be of sustainable design and construction to ensure that the housing is sustainable. Affordable housing/housing mix policies required to ensure housing provision meets identified need. The needs of gypsies and travellers need to be addressed.

	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 Rural Housing Study indicates high levels of demand for private housing and affordable housing. The Council's Housing Register shows 80 households in need of housing in Overton (this includes transfers). Development of these sites does not meet the specific housing needs of gypsies and travellers.		
2) To	• Will it encourage	Within 7 most deprived	0		

reduce deprivation and inequalities in quality of life between residents and neighbourhoods	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?	areas of Borough	Development of these sites would not have a direct impact on deprivation and inequality.		
3) To reduce and minimise emissions of greenhouse gases and manage the impact	• Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional emissions targets? • Does it incorporate	• Renewable energy • Accessibility	- Although the development of both sites may result in improved pedestrian/cycling infrastructure, it is unlikely to prompt improvements to public transport services, and they will result in an increase in car journeys, and consequently greenhouse emissions.	Likelihood: high Scale: global Timescale: long term Duration: permanent Significance: significant	Sustainability/energy efficiency of new housing could be improved through design and technology – include through policy or masterplanning of site.

of climate change	and/or promote the use of renewable energy technologies? • Will it mitigate the effects of climate change?		In other respects, the impacts are as per the individual site assessments.		
(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?	• Biodiversity	The sites have separate biodiversity issues that would not be worsened or improved by development of both. Refer to individual site assessment for details.		
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and	• 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	• Landscape character, diversity • Agricultural land • minerals	The cumulative landscape issue is unlikely to be worse than the individual impact of each. Refer to individual site assessment for details. However, development of both sites may allow for less development on each with consequent opportunities for enhanced siting/design. The majority of both sites are		

geomorpho logic interests	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?		of grade 3a (good quality) 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?	• Water quality • Pollution of water source • Adequate water supply • Adequate sewerage infrastructure	- The Water Cycle Study identifies that Overton would be approaching or breaching the STW flow consent if the population increase tested was to come forward and Southern Water have stated that this site could drain to SWS Overton wastewater treatment works which currently has insufficient capacity to accept the flows but SWS is not aware of any environmental constraints that would stop the expansion of the current works, subject to consent from the Environment Agency. Development of these sites individually, or together, would require upgrades to sewer capacity and improvements to discharge consents. Other areas of water quality will remain the same as for the individual site assessments.	Likelihood: highly likely Scale: local/settlement Timescale: medium – lead in time required to upgrade infrastructure Duration: uncertain Significance: significant	Prior to development commencing, a new discharge consent must be issued by the EA to ensure the additional sewage effluent is treated to the required standard in the interests of water quality.
7) To reduce the	• Will it reduce the	• Flooding	Flooding issues would not be worsened by development of		

risk of flooding and the resulting detriment to the local community, environment and economy	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?	• permeability of the soil	both sites subject to suitable surface water/drainage strategies. Refer to individual site assessment for details.		
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	• Site accessible by range of transport • Enable transport linkages • Opportunity for new local services	0 Adding some 270 dwellings represents an expansion of significant proportion to the existing size of the village, so trips increase. The two sites lie to the east of the village centre with access ultimately (but not directly, onto London Road). The main traffic demand will be towards Basingstoke so impact on the village centre will not be fully in proportion to the increase in dwellings, but destinations to the south and	Likelihood: likely Scale: scale Timescale: short-long term Duration: permanent Significance: significant	

	inclusion? - Does it include provision for extending remote access? - Will it improve access to broadband?		west will need to negotiate the main crossroads, which are continually busy. The sites are on either side of the main road which has a half hourly bus service. The furthest destination internal is to the primary school at 1.5km so may generate some internal car trips but car access there is difficult/congested. Senior school is by free bus from London Road. An increased population may enhance local 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?	- Site potential to be accessible by extending transport network - Opportunity to provide new/improved infrastructure	- Site OV002 is closer to the station and access should be improved to the station. Any walk cycle improvement would be to link each site to the town individually with only limited 'common' improvements on London Road. There are no major improvements possible in Overton because of the central crossroads and narrow heritage streets.	Likelihood: likely Scale: local Timescale: short-long term Duration: permanent Significance: significant	
10) To improve educational attainment and increase opportunities for new skills and	- Will it increase the levels of participation in education at all levels? - Will it increase the levels of attainment in education at all levels?	- Capacity in primary schools - Capacity in secondary schools - New education provision?	- There is insufficient capacity at the local primary and secondary schools and both will need to be expanded with new development. This is likely to be at significant cost and the timing of any development may be an important issue. With regards	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: significant	Contributions towards additional provision will be required and the timing of new development is potentially an issue.

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?		to secondary school provision, the amount of any new development proposed at Whitchurch also needs to be considered.		
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 entail the loss of any employment land • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	Refer to individual site assessments – not worsened/improved through cumulative impact of developments.		

	• 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?	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	Refer to individual site assessments – not worsened/improved through cumulative impact of developments.		
13) To maintain	• Will it integrate with the housing needs of	• Will it entail the loss of any employment land?	Refer to individual site assessments – not		

and enhance sustainable economic growth	the Borough? Does any economic growth accord with the principles of sustainable development?	- Will it incorporate any commercial premises - Is there good broadband access - Proximity to employment?	worsened/improved through cumulative impact of developments.		
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	Anything other than housing proposed that would be attractive to visitors	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	- Harm heritage assets – archaeology - Heritage assets - general	?/- The impact of developing both sites on the character of Conservation Area would need to be considered and addressed through siting, layout and design. Need to ensure highway and other improvements would not adversely impact on the generally rural and historic character of Overton.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: potentially significant	

	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	• 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	• Contamination • Greenfield site	Both sites are Greenfield, and the assessment of many of these issues are largely design related so are unable to be assessed at this stage. The cumulative impact of developing both sites are unlikely to improve or worsen these impacts. Refer to individual site assessments.		

maximum use of sustainable design and construction technologies	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	• Will it direct new development towards those settlements best able to accommodate it?	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for	+/? A greater population would potentially offer more support to local services and businesses.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: unknown Significance: fairly	Consider phasing of development of sites.

communities	• 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	facilities/services	There is the potential for a larger amount of new development to have a greater environmental (e.g. construction work)/social impact if carried out at the same time. Phasing of development would provide better opportunities for integration with the rest of the village, particularly given the recent development on London Road.	significant	

	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?	- Open space provision - Loss of open space or accessible countryside	? Development of both sites would enable a combination of on site provision with some enhancement of existing off site open space.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: unknown	Need to ensure that the open space and play needs of new residents could be accommodated by some on site provision of open space and contributions towards additional equipment for the new Overton Hill play area.
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 crime and community safety cannot be determined at this stage.		
20) To improve health and well-being through the	- Will it improve access to health and social care? - Will it promote	- Health/social care capacity - Open space provision - Noise pollution - Un-neighbourly uses	Refer to individual site assessments – not worsened or improved by impact of developing both sites.		

developme nt of healthy communiti es	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?				
Conclusion: The main cumulative impacts of developing both of these sites are in respect of infrastructure capacity and provision which affects social, economic and environmental objectives. The development of both sites would have a positive impact on the housing objective by providing more housing and offering more opportunities for the provision of a range of housing to meet needs. School capacity is an issue but both the primary and secondary school can be expanded with significant financial contributions. In this respect, the amount of development and timing of new development is an issue, as is the amount of development at Whitchurch. Development of both sites will have highway implications and although there can be pedestrian/cycleway improvements, the population increase is unlikely to prompt enhanced public transport provision (although patronage of existing services may be improved) and the historical character of the centre of Overton would preclude significant highway improvements. Although, an increased population would offer more support to local businesses and services, in order to preserve the character and social cohesion of the community, the development of sites would need to be phased over the plan period. Further consideration would also need to be given to the potential impact on the Overton Conservation Area. The wastewater treatment works has insufficient capacity to accept increased flows and development of these sites individually, or together, would require upgrades to sewer capacity and improvements to discharge consents.					

Potential Cumulative impact of WHIT006 Land south of Blosswood Lane and WHIT007 Manor Farm

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	+/- The sites have the potential to increase housing by some 150 dwellings. Sites of this size could deliver a range of sizes and types of unit to provide and meet a range of needs. The Rural Housing Study indicates high levels of demand for private housing and affordable housing in Whitchurch. The Council's Housing Register shows 103 housing in Whitchurch (this includes transfers). Development of the site does	Likelihood: high Scale: local Timescale: medium-longer term Duration: permanent Significance: significant The certainty of any new housing meeting housing needs will be subject to implementation of other policies such as affordable housing, housing mix etc.	Affordable housing/housing mix policies required to ensure housing provision meets identified need. The needs of gypsies and travellers need to be addressed.

	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 meet the specific housing needs of gypsies and travellers. Refer to individual site assessments in respect of other issues.		

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?	Within 7 most deprived areas of Borough	Refer to individual site assessments		
3) To reduce and minimise emissions of greenhouse gases and manage	• Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional emissions targets?	• Renewable energy • Accessibility	- Development of the sites are likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. Both sites are local to the centre of the town and the proposed expansion is a modest growth in	Likelihood: uncertain Scale: local-global Timescale: long term Duration: permanent Significance: fairly significant	

the impact of climate change	- Does it incorporate and/or promote the use of renewable energy technologies? - Will it mitigate the effects of climate change?		comparison to existing stock. The location is close to the central facilities so many trips could be made by walk or cycle, although there will be an increase in private transport. Both sites have the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and are of sufficient size to deliver decentralised energy. Development of the sites together may provide more scope for integration of low carbon/renewable energy technologies.		
(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?	Biodiversity	The sites have separate biodiversity issues that would not be worsened or improved by development of both. Refer to individual site assessment for details.		
(5) To	Will it protect areas	Landscape character,	?	Likelihood: uncertain	Mitigation of

protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	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?	diversity • Agricultural land • minerals	Although both sites are within the AONB, the A34 has separated this part of the AONB so it does not have the same quality as the rest of the designation, and the cumulative impact of developing the sites is unlikely to compound the impact. Development of both sites together may enable more appropriate mitigation of the landscape impacts.	Scale: local-national Timescale: short-long term Duration: permanent Significance: fairly significant	landscape impacts through design
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?	• Water quality • Pollution of water source • Adequate water supply • Adequate sewerage infrastructure	? The Water Cycle Study identifies that Whitchurch would be approaching or breaching the STW flow consent if the population increase tested was to come forward. Southern Water have stated that Whitchurch wastewater treatment works currently has insufficient capacity to accept the flows but SWS is not aware of any environmental constraints that would stop the expansion of the current works, subject to consent from the Environment	Likelihood: uncertain Scale: national Timescale: short-long term Duration: permanent Significance: highly significant	Prior to development commencing, a new discharge consent must be issued by the EA to ensure the additional sewage effluent is treated to the required standard in the interests of water quality.

			Agency. This would also be the case for the development of both sites. Refer to individual site assessments in respect of other 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 and sewerage infrastructure to support development?	• Flooding • permeability of the soil	Refer to individual site assessments.		
8) To improve sustainable accessibility to all services and	• Will it improve access to community facilities and services, particularly within rural areas? • Will it improve the	• Site accessible by range of transport • Enable transport linkages • Opportunity for new local services	+ Some walking and cycling routes will require some attention, but the town centre has historic layout so no major expansion of roadways is possible. As the sites lie	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: uncertain	Transport infrastructure improvements/restrictions needed.

facilities	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?		adjacent to each other, they could both contribute to improved walking and cycling routes. The Transport Assessment/Model indicates that congestion at Bell Street requires attention meaning further parking restrictions. Some trips by car will be generated to outer areas and possibly to the town centre. This level of development is unlikely to prompt new public transport services, although an increased population is likely to increase patronage of existing 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?	• Site potential to be accessible by extending transport network • Opportunity to provide new/improved infrastructure	0 The proposed expansion is a modest growth in comparison to existing stock and the location is close to the central facilities so many trips could be made by walk or cycle to services. The distances to the schools are walkable, as is the station but may generate some drop-off journeys. Access to all outer routes is via the town centre, which is narrow/congested. Both sites are within easy walk of all bus services. There will be no significant infrastructure on site and there will be no wider benefits for other sites/users in terms of transport linkages or new facilities/infrastructure.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: uncertain	
10) To	• Will it increase the	• Capacity in primary	--	Likelihood: uncertain	Further work required

improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	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?	schools • Capacity in secondary schools • New education provision?	There is insufficient capacity at the local primary and secondary schools. There may be difficulties in extending the primary school in terms of site constraints and sensible organisation of the school. There is potential to extend the secondary school at significant cost and the timing of any development may be an important issue. With regards to secondary school provision, the amount of any new development proposed at Overton also needs to be considered.	Scale: local Timescale: short-long term Duration: permanent Significance: significant	regarding education capacity and 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?	• Will it entail the loss of any employment land • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	Refer to individual site assessments – impact not significantly worsened or improved through cumulative development.		
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	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	Refer to individual site assessments – impact not significantly worsened or improved through cumulative development.		

	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?	- Will it entail the loss of any employment land? - Will it incorporate any commercial premises - Is there good broadband access - Proximity to employment?	Refer to individual site assessments – impact not significantly worsened or improved through cumulative 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	Anything other than housing proposed that would be attractive to visitors	Refer to individual site assessments – impact not significantly worsened or improved through cumulative 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	- Harm heritage assets – archaeology - Heritage assets - general	? The sites both potentially have archaeological interest and their development could affect the listed farmhouse adjoining the site. Whilst development of both sites together could enable a more comprehensive design and layout which takes into account these heritage	Likelihood: uncertain Scale: local-national Timescale: short-long term Duration: permanent Significance: significant	Design and layout needs to protect and enhance heritage assets.

nt	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?		assets, development of both sites together could have a more harmful impact than developing either individually.		
16) To improve the efficiency of resource use, including re-using previously	• Will it use water more efficiently? • Will it reduce water consumption? • Will it result in a reduction in the amount of waste requiring treatment	• Contamination • Greenfield site	? Both sites are Greenfield. As specified in the individual site assessments, energy efficiency details would be contained in site specific detail so are unknown at present. However, the development of the two sites together may	Likelihood: uncertain Scale: global Timescale: short-long term Duration: permanent Significance: unknown	

developed land, existing buildings and materials, and encouraging the maximum use of sustainable design and construction technologies	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?		provide more opportunities to improve the design and layout of the development (in terms of energy efficiency).		

	• 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	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	+ Due to the proximity of these sites to each other, comprehensive development of both sites may enable a layout and design that better relates to the existing settlement. Although it is unlikely that this size of development would result in many new services/facilities on site (other than open space), new residents would help sustain existing services in Whitchurch.	Likelihood: certain Scale: local Timescale: short-long term Duration: permanent Significance: not significant	Impact dependent on siting, layout, scale, character and design. Development should avoid higher ground, face out from the site and provide a soft edge to the countryside and complement the setting of the AONB.

	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?	• Open space provision • Loss of open space or accessible countryside	+/- Development of both sites would enable a combination of on site provision with some enhancement of existing off site open space. On site provision would be enhanced through development of the sites together. The impact on the public right of way was raised as an issue in the consultation responses.	Likelihood: fairly certain Scale: local Timescale: short term Duration: permanent Significance: significant Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: unknown	Open space needs to be provided on site to address the deficiencies in Whitchurch. The existing Public Rights of Way would need to be considered as part of any detailed layout to ensure access to the Countryside is maintained or improved.
19) To improve community safety by reducing crime, the fear of	• Will it reduce opportunities for crime (e.g. through design and layout)? • Will it reduce antisocial		Refer to individual site assessments		

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?	- Health/social care capacity - Open space provision - Noise pollution - Un-neighbourly uses	Refer to individual site assessments – not worsened or improved by impact of developing both sites (see open space issue above)		
Conclusion: The main cumulative impacts of developing both of these sites are in respect of infrastructure capacity and provision which affects social, economic and environmental objectives. The development of both sites would have a positive impact on the housing objective by providing more housing and offering more opportunities for the provision of a range of housing to meet needs, including affordable housing. The proximity of both sites to each other would provide opportunities for comprehensive masterplanning in terms of layout and design, open space provision, landscaping, and incorporating low carbon/renewable technology. School capacity at both primary and secondary school level is a significant issue, and at primary school level in particular, may become a significant issue with development of both sites, and this is highlighted with respect to the negative impact on the SA objective relating to education. There may be the opportunity for both sites to provide contributions to the same highway infrastructure improvements.					

Potential cumulative impact of the development of WHIT006 Land south of Boswood Lane, WHIT007 Manor Farm & WHIT10A East of the Knowlings

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	+ The sites have the potential to increase housing by some 350 dwellings. Sites of this size could deliver a range of sizes and types of unit to provide and meet a range of needs. The Rural Housing Study indicates high levels of demand for private housing and affordable housing in Whitchurch. The Council's Housing Register shows 103 housing in Whitchurch (this includes transfers).	Likelihood: high Scale: local Timescale: medium-longer term Duration: permanent Significance: significant The certainty of any new housing meeting housing needs will be subject to implementation of other policies such as affordable housing, housing mix etc.	Affordable housing/housing mix policies required to ensure housing provision meets identified need. The needs of gypsies and travellers need to be addressed.

	dwelling 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		Development of the site does not meet the specific housing needs of gypsies and travellers. Refer to individual site assessments in respect of other issues.		

	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?	Within 7 most deprived areas of Borough	Refer to individual site assessments		
3) To reduce and minimise emissions of greenhouse gases	• Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional	• Renewable energy • Accessibility	-/+ Development of the sites are likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation, although this will also depend on design	Likelihood: uncertain Scale: local-global Timescale: long term Duration: permanent Significance: fairly significant	

and manage the impact of climate change	emissions targets? - Does it incorporate and/or promote the use of renewable energy technologies? - Will it mitigate the effects of climate change?		details. All of the sites are within walking distance of facilities within the town centre although private transport is likely to be used for most longer trips. Both sites have the potential to incorporate and/or promote the use of renewable energy technologies set out in the Energy Opportunities Plans and are of sufficient size to deliver decentralised energy. Development of sites WHIT006 & WHIT007 together may provide more scope for integration of low carbon/renewable energy technologies.	Likelihood: fairly certain Scale: local Timescale: short term Duration: permanent 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?	Biodiversity	The sites have separate biodiversity issues that would not be worsened or improved by development of both. Refer to individual site assessment for details.		

(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?	• Landscape character, diversity • Agricultural land • minerals	Refer to cumulative site assessment for WHIT006 & WHIT007, and individual assessment for site WHIT10A – the impact would not be cumulatively worsened or improved by development of all.		
(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?	• Water quality • Pollution of water source • Adequate water supply • Adequate sewerage infrastructure	? The Water Cycle Study identifies that Whitchurch would be approaching or breaching the STW flow consent if the population increase tested was to come forward. Southern Water have stated that Whitchurch wastewater treatment works currently has insufficient capacity to accept the flows but SWS is not aware of any environmental constraints that would stop the expansion of the current works, subject to	Likelihood: uncertain Scale: national Timescale: short-long term Duration: permanent Significance: highly significant	Prior to development commencing, a new discharge consent must be issued by the EA to ensure the additional sewage effluent is treated to the required standard in the interests of water quality.

			consent from the Environment Agency. This would also be the case for the development of all sites. Refer to individual site assessments in respect of other 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 and sewerage infrastructure to support development?	• Flooding • permeability of the soil	Refer to individual site assessments		
8) To improve sustainable accessibility to all services	• Will it improve access to community facilities and services, particularly within rural areas?	• Site accessible by range of transport • Enable transport linkages • Opportunity for new local services	- The addition of WHIT10a creates a more significant expansion and, whilst distributing the expansion, continues to add pressures on	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance:	Transport infrastructure improvements/restrictions needed.

and facilities	• 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 immediate town centre roads. WHIT10a has a poor link to town at Micheldever Rd/Winchester Rd junction, which is difficult to modify. The site is close to the town schools so walking access is good but any outbound traffic will mix with school congestion at peaks. Whilst all sites are within walking distance of town centre facilities, 010a will almost certainly generate cross town car trips.	uncertain	
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?	• Site potential to be accessible by extending transport network • Opportunity to provide new/improved infrastructure	0 Some walking and cycling routes will require some attention, but the town centre has a historic layout so no major expansion of roadways is possible. Whilst this amount of development will improve patronage of public transport, it is unlikely to prompt new services.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: uncertain	Transport infrastructure improvements/restrictions needed.
10) To improve educational attainment and increase opportunities	• Will it increase the levels of participation in education at all levels? • Will it increase the levels of attainment	• Capacity in primary schools • Capacity in secondary schools • New education provision?	-- There is insufficient capacity at the local primary and secondary schools. There may be difficulties in extending the primary school in terms of site constraints and sensible organisation of the school.	Likelihood: uncertain Scale: local Timescale: short-long term Duration: permanent Significance: significant	Further work required regarding education capacity and provision.

es for new skills and learning to support the economic competitiveness of the Borough, and personal development.	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?		There is potential to extend the secondary school at significant cost and the timing of any development may be an important issue. With regards to secondary school provision, the amount of any new development proposed at Overton also needs to be considered.		
11) To develop a diverse and competitive knowledge	• Will it promote employment opportunities for the whole community? • Will it promote a dynamic, diverse	• Will it entail the loss of any employment land • Will it incorporate any commercial premises • It there good broadband access	Refer to individual site assessments – impact not significantly worsened or improved through cumulative development.		

-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?	• Proximity to employment?			
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?	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	Refer to individual site assessments – impact not significantly worsened or improved through cumulative development.		

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?	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	Refer to individual site assessments – impact not significantly worsened or improved through cumulative 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	• Anything other than housing proposed that would be attractive to visitors	Refer to individual site assessments – impact not significantly worsened or improved through cumulative 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 environment? • Does it value and protect the locally distinctive settlement character?	• Harm heritage assets – archaeology • Heritage assets - general	Refer to combined site assessment for sites WHIT006 and WHIT007 – the impact on heritage assets is unlikely to be significantly worsened by development of site WHIT010A also.		

	• 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	• 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-	• Contamination • Greenfield site	All sites are Greenfield. Refer to individual site assessments in other respects.		

encouraging the maximum use of sustainable design and construction technologies	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 towards those	• Isolated form of development or coalescence	+/? An increased population would offer support for existing services and facilities within	Likelihood: fairly likely Scale: local Timescale: short-long	

settlements and communities	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	• Site relates well to settlement • Provision of or support for facilities/services	the town. It would also enable provision of some affordable housing. Care should be taken that this level of new housing protects the historic character, distinctiveness and setting of Whitchurch, and that development is phased to ensure integration with the community.	term Duration: permanent Significance: fairly significant Likelihood: uncertain Scale: local Timescale: short term Duration: permanent regarding character of town, more temporary regarding community integration Significance: significant	

	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?	• Open space provision • Loss of open space or accessible countryside	+/- Refer to individual site assessments – developing all sites would provide the opportunity to address existing open space deficit through on-site provision and contributions to enhancement of existing off-site provision. However, there are public rights of way and informal footpaths offering access to the countryside which could be affected.	Likelihood: fairly certain Scale: local Timescale: short term Duration: permanent Significance: significant Likelihood: uncertain Scale: local Timescale: short term Duration: permanent 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?		Refer to individual site assessments		
20) To improve	• Will it improve access to health and	• Health/social care capacity	Refer to individual site assessments -impact not		

health and well-being through the development of healthy communities	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?	• Open space provision • Noise pollution • Un-neighbourly uses	significantly worsened or improved through cumulative development.		
Conclusion: The main cumulative impacts of developing these sites are in respect of infrastructure capacity and provision which affects social, economic and environmental objectives. The development of the sites would have a positive impact on the housing objective by providing more housing and offering more opportunities for the provision of a range of housing to meet needs, including affordable housing. School capacity at both primary and secondary school level is a significant issue however, (and at primary school level in particular), and this is highlighted with respect to the negative impact on the SA objective relating to education. Whilst there may be the opportunity for all sites to provide contributions to highway infrastructure improvements, there will be additional pressure on town centre roads which, due to their historic character and layout, may be difficult to mitigate. The impact on the objective of creating vibrant communities is mixed - this level of growth would be expected to provide increased patronage and support for bus services, as well as for other services in the town, but development should be phased to ensure community integration and maintain the organic growth of Whitchurch.					

Appraisal of potential impact of development at Kingsclere

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	+/- The Rural Housing Study indicates high levels of demand for private housing and affordable housing in the Kingsclere and the North sub area. The Council's Housing Register shows that there are 64 people in general need and the response from Kingsclere Parish Council to the housing consultation indicated that around 50 dwellings are needed. It is therefore considered that this level of growth could help to meet local needs by providing a range of sizes and types of housing. However, at this stage it is not known whether it	Likelihood: high Scale: local Timescale: during the Plan period Duration: permanent Significance: significant The certainty of any new housing meeting housing needs will be subject to implementation of other policies such as affordable housing, housing mix etc.	Development should be of sustainable design and construction to ensure that housing is sustainable. Affordable housing/housing mix policies required to ensure housing provision meets identified need. The needs of gypsies and travellers need to be addressed.

	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?		would meet certain housing needs. The sustainability of any new housing will be dependent on other policies/implementation. Kingsclere has a local range of facilities and some limited employment opportunities. The village is also served by an hourly bus service between Newbury and Basingstoke. The development of housing does not meet 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? • Will it provide better opportunities to improve skills/achievements/employment, particularly within the most deprived wards of the Borough?	Within 7 most deprived areas of Borough	0 Some growth in Kingsclere would have a negligible impact on reducing deprivation and inequalities (although there is a recognised need for more affordable housing).		
3) To reduce and minimise emissions of greenhouse gases and manage	• Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional emissions targets?	• Renewable energy • Accessibility	-/? Some small scale growth in Kingsclere is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. There are some limited local services, although most retail and	Likelihood: high Scale: global Timescale: short – long term Duration: permanent Significance: potentially significant	

the impact of climate change	- Does it incorporate and/or promote the use of renewable energy technologies? - Will it mitigate the effects of climate change?		employment will require outward travel which is likely to result in increased car journeys. At this stage it is not known whether there is the potential to incorporate and/or promote the use of renewable technologies.		
(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?	Biodiversity	? This is a site specific issue so the implications for biodiversity cannot be assessed at this stage.		
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological	- 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	- Landscape character, diversity - Agricultural land - minerals	? Kingsclere is generally quite constrained in landscape terms, as the settlement is bounded to the north by the definite linear edge of the A339 and soft edge which provides a visual buffer, and the south and south west of the settlement falls within the North Wessex Downs AONB which provides a distinct and important	Likelihood: uncertain Scale: local-national Timescale: short – long term Duration: permanent Significance: potentially significant	Impact dependent on the scale, location and siting of the development and mitigation may be required to protect the landscape character and North Wessex Downs AONB.

and geomorphologic interests	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?		setting for the village which should be preserved and enhanced. Therefore new development may potentially impact on the landscape character of the settlement.		
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?	• Water quality • Pollution of water source • Adequate water supply • Adequate sewerage infrastructure	? A Water Cycle Study for Kingsclere has not been undertaken, however this is not considered to be necessary given the amount of development that will take place over the Plan period. The impact on water quality is dependent on whether there is sufficient capacity in the sewage treatment works, upgrades and/or a new Discharge Consent to treat the additional effluent may be required. This matter would need to be investigated.	Likelihood: uncertain Scale: local Timescale: long term Duration: permanent Significance: potentially significant	Investigation into waste water treatment capacity required with Thames Water.
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 dwellings built in areas of medium and high flood-risk?	• Flooding • permeability of the soil	? Flood Zone 3 runs from north to south through the centre of the settlement, due to the presence of Galley Brook. There are no Upstream Critical Drainage Areas although there are a number of areas in the west of the settlement which fall within a Critical Drainage Area. There are also a number of a number of records of localised flooding.	Likelihood: uncertain Scale: local Timescale: long term Duration: permanent Significance: uncertain	The sequential test should be applied in the first instance, and if there are no alternative sites, in a lower area of risk, the sequential test should be applied and the risks should be address through adequate mitigation.

economy	• 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 settlement generally has a high standard percentage runoff.		Avoid development in areas at risk of flooding. Ensure a Drainage Strategy is provided for all development, particularly if developments drain into Critical Drainage Areas.
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?	• Site accessible by range of transport • Enable transport linkages • Opportunity for new local services	? Kingsclere is a modest sized centre with limited local services, although most retail and employment services are external and require outward travel and therefore most/some trips will be by car. Secondary education is accessible by bus and car. Bus service hourly to Basingstoke and Newbury. Depending on location of growth, additional walking and cycling routes to the centre will be required, but it may be difficult to make upgrades in the historic centre. Town is linked by A339 to Basingstoke and Newbury but journey times are moderate to long dependent on the time of travel. There are ongoing local safety measures regarding crossing of the main artery road. Few local opportunities for improvement. Bus service is vulnerable due to the low	Likelihood: high Scale: local Timescale: short – long term Duration: permanent Significance: significant	

			catchment size but could benefit from increased patronage.		
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?	• Site potential to be accessible by extending transport network • Opportunity to provide new/improved infrastructure	- Kingsclere is linked by A339 to Basingstoke and Newbury but journey times are moderate to long dependent on the time of travel. There are ongoing local safety measures regarding crossing of the main artery road. Few local opportunities for improvement. Bus service is vulnerable due to the low catchment size but could benefit from increased patronage.	Likelihood: certain Scale: local Timescale: short – long term Duration: temporary Significance: potentially 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	• Capacity in primary schools • Capacity in secondary schools • New education provision?	? The number of four year olds forecast in the area slightly exceed the available places at the infant school which admits 60 pupils per year group. However, if the phasing/timing of additional housing results in an increase in pupils that cannot be accommodated then a small expansion may be required. There is a lack of preschool provision and opportunities for on-site provision or off-site contributions should be considered as part of any development.	Likelihood: uncertain in terms of timing/phasing of development Scale: local Timescale: short to long term Duration: unknown Significance: potentially significant	Contributions towards additional provision may be required.

	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?	• Will it entail the loss of any employment land • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	? There is one employment area in Kingsclere which is located to the north of the A339 and built up area. However, it is not known at this stage whether the proposed growth would entail the loss of employment land. It is considered that some additional growth in the village will support local services and facilities, although outward trips for employment are likely to result. Kingsclere is within commuting distance of Basingstoke (and Newbury). The built up area of the village has excellent broadband coverage.	Likelihood: uncertain in respect of employment land Scale: local / borough Timescale: short term Duration: permanent Significance: potentially significant	
12) To	• Will it promote	• Will it entail the loss of any	?	Likelihood: uncertain	

maintain high and stable levels of employment	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?	employment land? • Will it incorporate any commercial premises • It there good broadband access • Proximity to employment?	There is one employment area in Kingsclere which is located to the north of the A339 and built up area. However, it is not known at this stage whether the proposed growth would entail the loss of employment land. It is considered that some additional growth in the village will support local services and facilities, although outward trips for employment are likely to result. Kingsclere is within commuting distance of Basingstoke (and Newbury). The built up area of the village has excellent broadband coverage.	in respect of employment land Scale: local / borough Timescale: short term Duration: permanent Significance: potentially 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?	• Will it entail the loss of any employment land? • Will it incorporate any commercial premises • It there good broadband access • Proximity to employment?	? There is one employment area in Kingsclere which is located to the north of the A339 and built up area. However, it is not known at this stage whether the proposed growth would entail the loss of employment land. It is considered that some additional growth in the village will support local services and facilities, although outward trips for employment are likely to result. Kingsclere is within commuting distance of Basingstoke (and	Likelihood: uncertain in respect of employment land Scale: local / borough Timescale: short term Duration: permanent Significance: potentially significant	

			Newbury) although most of the commuting is likely to be by car. The built up area of the village has excellent broadband coverage.		
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	Anything other than housing proposed that would be attractive to visitors	0 Additional housing will have a negligible impact on the attractiveness of the borough to visitors (there is a need to protect the character of the North Wessex Downs AONB).		
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	- Harm heritage assets – archaeology - Heritage assets - general	? The impact on this objective is dependent on the location, character and design of any development. The historic core is within the village centre which falls within the Kingsclere Conservation Area and any proposals will need to respect the setting and character and appearance of the Conservation Area.	Likelihood: uncertain Scale: local Timescale: short – long term Duration: permanent Significance: potentially significant	Impact dependent on siting, layout, scale, character and design.

	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	• 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	• Contamination • Greenfield site	-/? Dependent on the approach to delivery of additional housing in the village and there are limited opportunities for infilling within the SPB. Therefore additional growth is likely to result in the loss of greenfield land.	Likelihood: uncertain Scale: local Timescale: short – long term Duration: permanent Significance: significant	

use of sustainable design and construction technologies	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?	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	+/? Kingsclere is a local centre and has a local range of facilities, in addition to limited local employment opportunities. However, there is a lack of youth and preschool provision. It is considered that	Likelihood: high Scale: local Timescale: short – long term Duration: permanent Significance: uncertain	Impact dependent on siting, layout, scale, character and design. Consideration should be given to the principles of the

es	• 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		some small scale housing growth would help to support the viability and vitality of the village. The Kingsclere Village Plan indicates that there is strong support for the provision of more social and key worker housing, and there is an identified need for around 70 dwellings for rent. The village is relatively constrained in nature and therefore any development should maintain the character, distinctiveness and organic development of Kingsclere. There are opportunities through the design and layout to ensure that new homes relate well to the existing settlement.		design policy to ensure that development respects the character of the village.

	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?	- Open space provision - Loss of open space or accessible countryside	? There is an identified need for a neighbourhood park and although the distribution of open space is adequate, there is a shortage of larger open space suitable for kickabout in the housing area west of Gaily Close and in the Strokings Road area. Therefore provision should be provided on-site where possible or off-site contributions should be sought. It is considered that there may be an impact on access to the open space as a number of Public Rights of Way which adjoin and go through the village which provide links to the open countryside.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent 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 Impact on crime and community safety cannot be determined at this stage.		
20) To improve health and well-being through the	- Will it improve access to health and social care? - Will it promote	- Health/social care capacity - Open space provision - Noise pollution - Un-neighbourly uses	? Kingsclere has a doctor's surgery, although there is no information available to suggest whether there is capacity for the additional	Likelihood: uncertain Scale: local Timescale: short – long term Duration: temporary?	

development of healthy communities	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?		population. There is the potential to address the deficit of neighbourhood park through on or off-site provision. Depending on the proximity of any new development to the A339, there may be some exposure to noise from the traffic.	Significance: potentially significant	
Conclusion: The development of additional houses at Kingsclere would have a positive impact on the housing objective by providing more housing and offering more opportunities for the provision of a range of housing to meet needs, including affordable housing, for which there is a recognised need. Given the landscape constraints surrounding Kingsclere, there is potential for new development to have a negative impact on the environment objective which seeks to protect and enhance the distinctiveness and character of the local landscape although this will depend on the location and nature of any development site(s). Although there are some local services, facilities and bus services in Kingsclere which are likely to benefit from increased patronage, new development is likely to result in increased car journeys with potential negative impacts on greenhouse gas emissions and the local highway network. Without knowing the specific development site(s), it is not possible to assess the impact of this on some of the objectives (particularly the environmental objectives) such as biodiversity and flooding.					

Appraisal of potential impact of development at Oakley

SA Objective	SA Appraisal Criteria (to take into account/guide appraisal)	Site Assessment criteria/ other evidence	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	Housing need for settlement – housing register/Rural housing study? Gypsies and travellers? Integration with employment needs?	+/- The Rural Housing Study indicates high levels of demand for private housing and affordable housing in Oakley and Deane. The Council's Housing Register shows 370 people in general need. The Parish Council's response to the recent New Homes consultation indicated that there is a need for affordable homes to buy and housing for older people to enable them to 'downsize.' It is therefore considered that this level of growth could help to	Likelihood: high Scale: local Timescale: during the Plan period Duration: permanent Significance: potentially significant The certainty of any new housing meeting housing needs will be subject to implementation of other policies such as affordable housing, housing mix etc.	Development should be of sustainable design and construction to ensure that housing is sustainable. Affordable housing/housing mix policies required to ensure housing provision meets identified need. The needs of gypsies and travellers need to be addressed.

	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?		meet local needs of local people by providing a range of sizes and types of housing. However, at this stage it is not known whether it would meet certain housing needs. The sustainability of any new housing will be dependent on other policies/implementation. Oakley has a limited range of local facilities. Basingstoke, Andover and Winchester employment areas could be accessed by bus or car. The development of housing does not meet 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? • Will it provide better opportunities to improve skills/achievements/employment, particularly within the most deprived wards of the Borough?	Within 7 most deprived areas of Borough	0 Development in Oakley would have a negligible effect in terms of reducing deprivation and inequalities.		
3) To reduce and minimise emissions of greenhouse gases and manage	• Will it reduce and/or minimise greenhouse gas emissions and help to meet international, national and regional emissions targets?	• Renewable energy • Accessibility	-/? Some development in Oakley is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. Whilst accessibility of housing will be dependent upon	Likelihood: high Scale: global Timescale: short – long term Duration: permanent Significance: potentially significant	Sustainability/energy efficiency of new housing could be improved through design and technology through policy.

the impact of climate change	- Does it incorporate and/or promote the use of renewable energy technologies? - Will it mitigate the effects of climate change?		access, it is considered that there is likely to be an increase in car journeys, particularly as development to the south will require through village movements, whilst the north has better access to the main corridors B3400 and Pack Lane. At this stage it is not known whether there is the potential to incorporate and/or promote the use of renewable technologies.		
(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?	Biodiversity	? This is a site specific issue so the implications for biodiversity cannot be assessed at this stage.		
(5) To protect and enhance the distinctiveness	- Will it protect areas of highest landscape value? - Will it protect and enhance the	- Landscape character, diversity - Agricultural land - minerals	? The setting of Oakley is within a generally undulating landscape of farmland, with a number of woodland blocks	Likelihood: uncertain Scale: local Timescale: short – long term Duration: permanent	Mitigation may be necessary to protect the character of the local landscape and soils.

ess and quality of the local 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?		providing the settlement with enclosure. The B3400 forms a distinct edge to the village which is softened by hedgerows and trees. Land rises to the north and north west which forms a relatively prominent ridge and any development north could adversely affect rural landscape character. The landscape to the south is fairly distinctive with fields and paddocks which form a successful soft edge to the village. The impact of any development on the landscape character and soils will depend on the development site(s) and the nature of any development.	Significance: uncertain	
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?	• Water quality • Pollution of water source • Adequate water supply • Adequate sewerage infrastructure	? A Water Cycle Study for Oakley has not been undertaken, however this is not considered to be necessary given the amount of development that will take place over the Plan period. The impact on water quality is dependent on whether there is sufficient capacity in the sewage treatment works, upgrades and/or a new Discharge Consent to treat the additional effluent may be required. This matter would need to be investigated.	Likelihood: uncertain Scale: local Timescale: long term Duration: permanent Significance: potentially significant	Investigate waste water capacity with Southern Water.

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?	• Flooding • permeability of the soil	+/? Oakley wholly falls within Flood Zone 1, and there are no Critical Drainage Areas within the village. There are a couple records of localised flooding within the site. This area has a very low standard percentage runoff. It may not be possible to infiltrate all the runoff generated as a result of additional impermeable surfaces (hard standing etc. Any development proposal would need to be subject to a surface water/drainage strategy.	Likelihood: certain Scale: local Timescale: long term Duration: permanent Significance: significant	The sequential test should be applied in the first instance, and if there are no alternative sites, in a lower area of risk, the sequential test should be applied and the risks should be addressed through adequate mitigation. Avoid development in areas at risk of flooding. Ensure a Drainage Strategy is provided for all development, particularly if developments drain into Critical Drainage Areas.
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	• Site accessible by range of transport • Enable transport linkages • Opportunity for new local services	-/? Oakley has few local services, especially for retail and employment so outward car journeys are likely to result, although it has relatively high accessibility by bus to Basingstoke. Secondary education is accessible by bus and car, and primary education is local and therefore accessible by walking, although still has traffic congestion. Oakley is located	Likelihood: high Scale: local Timescale: short – long term Duration: permanent Significance: significant	

	inclusion? • Does it include provision for extending remote access? • Will it improve access to broadband?		on the railway although there is no station. Sustainable accessibility will partly depend on the proximity of any development to bus stops. Infrastructure improvements would relate to improving links to the town by car and bus. Bus services are vulnerable and will require support to be maintained – new development could increase patronage. Developer contributions could be used towards safety improvements to Pack Lane and B3400, and internal junctions at Park Lane and Fox Lane. However, it is considered that there will be limited benefits for other users in terms of transport linkages or new facilities/ infrastructure.		
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	• Site potential to be accessible by extending transport network • Opportunity to provide new/improved infrastructure	0/? It is considered that there will be limited benefits for other users in terms of transport linkages or new facilities/ infrastructure. Ongoing support is required for bus services which are vulnerable to cost cutting – these would benefit from increased patronage.	Likelihood: uncertain in terms of reducing private vehicular use Scale: local Timescale: short – long term Duration: temporary Significance: potentially significant	

	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?	• Capacity in primary schools • Capacity in secondary schools • New education provision?	? The number of four year olds forecast in the area slightly exceed the available places at the infant school which admits 60 pupils per year group. However, if the phasing/timing of additional housing results in an increase in pupils that cannot be accommodated then a small expansion may be required	Likelihood: uncertain in terms of timing/phasing of development Scale: local Timescale: short to long term Duration: unknown Significance: potentially significant	Contributions towards additional provision may be required.

	• 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?	• Will it entail the loss of any employment land • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	+ The development of housing in Oakley is unlikely to entail the loss of employment land. Some further growth in Oakley will generally support local services and facilities, although outward trips for employment are likely to be required. Oakley is within commuting distance of employment opportunities in Basingstoke Town. Oakley generally benefits from good to excellent broadband coverage.	Likelihood: fairly certain Scale: local / borough Timescale: short term Duration: permanent Significance: potentially 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 entail the loss of any employment land? • Will it incorporate any commercial premises • Is there good broadband access • Proximity to employment?	+ The development of housing in Oakley is unlikely to entail the loss of employment land. Some further growth in Oakley will generally support local services and facilities, although outward trips for employment are likely to be required. Oakley is within commuting distance of employment opportunities in Basingstoke	Likelihood: fairly certain Scale: local / borough Timescale: short term Duration: permanent Significance: potentially significant	

	Will it maintain or provide a sufficient supply of employment land to meet the needs of existing businesses and attract inward investment?		Town. Oakley generally benefits from good to excellent broadband coverage.		
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?	- Will it entail the loss of any employment land? - Will it incorporate any commercial premises - Is there good broadband access - Proximity to employment?	+ The development of housing in Oakley is unlikely to entail the loss of employment land. Some further growth in Oakley will generally support local services and facilities, although outward trips for employment are likely to be required. Oakley generally benefits from good to excellent broadband coverage.	Likelihood: fairly certain Scale: local / borough Timescale: short term Duration: permanent Significance: potentially 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	Anything other than housing proposed that would be attractive to visitors	0 Additional housing will have a negligible impact on the attractiveness of the borough to visitors.		
15) To	Will it promote and	Harm heritage assets –	?	Likelihood: uncertain	Mitigation may be

protect and enhance distinctive and high quality features of the local built environment	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?	archaeology • Heritage assets - general	Two key areas of open farmland are identified as being essential to the character and appearance of the Conservation Area including the open belt of land to the south of Rectory Road and the land between Rectory Road and St Leonards centre. The impact of any development on the local built environment will depend on the location, design and form of the development.	Scale: local Timescale: short – long term Duration: permanent Significance: potentially significant	necessary to protect the character of the Conservation Area.

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?	• Contamination • Greenfield site	?/- Dependent on the approach to delivery of additional housing in the village and opportunities for infilling within the SPB. However, it is considered that there may be some negative impacts as rural exception schemes are likely to result in the loss of greenfield land.	Likelihood: uncertain Scale: local Timescale: short – long term Duration: permanent Significance: potentially significant	

	• 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	• Isolated form of development or coalescence • Site relates well to settlement • Provision of or support for facilities/services	+/? Oakley is a local centre and has a limited range of local facilities, and it is considered that small scale housing growth would help to support the viability and vitality of the village. However, there is a current lack of dedicated youth facilities, provision for which should be considered as part of any development scheme (on-site provision or contributions towards off-site provision). The New Homes consultation indicated a high level of support for smaller development sites spread across the borough. There are opportunities through the design and layout to ensure that small scale schemes relate well to the existing settlement.	Likelihood: high Scale: local Timescale: short – long term Duration: permanent Significance: significant	Impact dependent on siting, layout, scale, character and design. Consideration should be given to the principles of the design policy to ensure that development respects the character of the village.

	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?		Consideration must be given to the ensure the integration of any new development (and its residents) into the community.		
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	• Open space provision • Loss of open space or accessible countryside	?/- There is an identified need for neighbourhood play and kickabout facilities in Oakley and although there is an adequate quantity of open space for the current population, it is to the far north west of the settlement which is difficult to access. The northwest of the settlement is also at least 300m from accessible natural greenspace and most site are small or difficult to access. Therefore provision should be provided on-site where possible or off-site contributions should be sought.	Likelihood: uncertain Scale: local Timescale: short term Duration: permanent Significance: uncertain	

	events?		It is considered that there may be an impact on access to the open space as a number of Public Rights of Way adjoin with, and go through the village which provide links to the open 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 Impact on crime and community safety cannot be determined 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 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	• Health/social care capacity • Open space provision • Noise pollution • Un-neighbourly uses	?/+/? Oakley has a doctor's surgery, although there is no information available to indicate whether there is capacity to serve the additional population. There is potential to address the deficit of neighbourhood and play provision through on or off site provision. There may be potential noise nuisance dependent on the proximity of any development to the railway line.	Likelihood: uncertain Scale: local Timescale: short – long term Duration: temporary? Significance: potentially significant	

	residential areas?				
Conclusion: The development of additional housing at Oakley would have a positive impact on the housing objective by providing more housing and offering more opportunities for the provision of a range of housing to meet needs, including affordable housing, for which there is a recognised need. Although there are some local services, facilities and bus services in Oakley which are likely to benefit from increased patronage, new development is likely to result in increased car journeys with potential negative impacts on greenhouse gas emissions and the local highway network. Without knowing the specific development site(s), It is not possible to assess the impact of this on some of the objectives (particularly the environmental objectives) such as biodiversity and flooding. Given the proximity of Oakley to Basingstoke Town, development here is likely to support the economic objectives. Although Oakley is not constrained by landscape designations, it does have a Conservation Area, the character of which should be protected.					

Appendix 15 - Sustainability Appraisal of housing allocation options for Basingstoke, Bramley, Kingsclere, Oakley, Overton and Whitchurch

Basingstoke – options for greenfield development

Sustainability Objectives	B & D Sustainability issues/Local Plan issues	Option 1 Spread of development	Option 2 Eastern focus	Option 3 South-western focus	Option 4 Western focus
		BAS024 (100 units) BAS104 (450 units) BAS107 (420 units) plus BAS098 (3080 units) BAS114 (250 units) BAS121 (900 units) BAS122 (390 units) BAS132 (1000 units) SOL002 (150 units)	BAS024 (100 units) BAS104 (450 units) BAS107 (420 units) plus BAS102 (1350 units) BAS103 (900 units) BAS121 (900 units) BAS122 (390 units) BAS139 (500 units) BAS140 (150 units) SOL002 (150 units)	BAS024 (100 units) BAS104 (450 units) BAS107 (420 units) plus BAS098 (3080 units) BAS114 (250 units) BAS132 (1000 units) BAS133 (1000 units)	BAS024 (100 units) BAS104 (450 units) BAS107 (420 units) plus BAS098 (5000 units)
		Total: approx 6740 units	Total: approx 5310 units	Total: approx 6300 units	Total: approx. 5970 units
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	- Population set to grow steadily, and ageing - Increasing numbers of people in housing need on the housing register - Affordability of housing/difficulties	++ Basingstoke is the principal town in the borough in terms of size, services and public transport accessibility and has the largest level	++ Basingstoke is the principal town in the borough in terms of size, services and public transport accessibility and has the largest level	++ Basingstoke is the principal town in the borough in terms of size, services and public transport accessibility and has the largest level	++ Basingstoke is the principal town in the borough in terms of size, services and public transport accessibility and has the largest level of

	getting on the housing ladder • Limited provision for gypsy and traveller sites • Sustainability of housing • <i>The number of new homes completed in the period 2006 to 2010 totalled 3,761 dwellings for Basingstoke Town including Chineham.</i> • <i>There are 6999 households in need of housing in the borough (March 2013).</i> • <i>Between 80% and 90% of housing register applicants want to live in Basingstoke town.</i> • <i>In Basingstoke town, around 44% of housing register applicants are single, and 10 - 12% couples. Around 45% are families.</i>	of housing need. Providing a significant amount of new housing at Basingstoke is therefore supportive of this objective. This approach will distribute housing around the town offering more choice.	of housing need. Providing a significant amount of new housing at Basingstoke is therefore supportive of this objective. With the exception of a couple of sites to the north, most of the new housing will be to the east of Basingstoke. There will therefore be less new housing to the south and west of the Town. However, the provision of new housing in one large area offers benefits in terms of master planning and infrastructure provision.	of housing need. Providing a significant amount of new housing at Basingstoke is therefore supportive of this objective. With the exception of a couple of sites to the north and BAS024 in the centre/east, most of the new housing will be to the south-west. There will therefore be less new housing to the east of the Town. However, the provision of new housing in one large area offers benefits in terms of master planning and infrastructure provision.	housing need. Providing a significant amount of new housing at Basingstoke is therefore supportive of this objective. With the exception of a couple of sites to the north, most of the new housing will be to the west of Basingstoke. There will therefore be less new housing to the south and east of the Town. However, the provision of new housing in one large area offers benefits in terms of master planning and infrastructure provision.
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	• Some local areas in the Borough suffering from deprivation • The number of people claiming council tax and housing benefits is increasing • Some groups/areas suffering from fuel poverty • <i>The Neighbourhood Renewal Strategy identifies that the area of Buckskin Ward</i>	+ Although not directly addressing deprivation, the provision of new housing at Basingstoke will offer new housing opportunities of a better standard. The Local Plan policy on regeneration specifically addresses deprived parts of Basingstoke.	+ Although not directly addressing deprivation, the provision of new housing at Basingstoke will offer new housing opportunities of a better standard. The Local Plan policy on regeneration specifically addresses deprived parts of Basingstoke.	+ Although not directly addressing deprivation, the provision of new housing at Basingstoke will offer new housing opportunities of a better standard. The Local Plan policy on regeneration specifically addresses deprived parts of Basingstoke.	+ Although not directly addressing deprivation, the provision of new housing at Basingstoke will offer new housing opportunities of a better standard. The Local Plan policy on regeneration specifically addresses deprived parts of Basingstoke.

	(covering South Ham extension) falls within the 30% most deprived in England. Parts of Buckskin, Norden, Popley East, South Ham and Winklebury fall within the 40% most deprived.				
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	- Relatively high CO2 emissions - Relatively high levels of electricity consumption for domestic use - Local flooding - Water stressed area - Limited renewable energy generation – potential for more	-/+ New development is likely to increase emissions through the impacts of construction and occupation but sites in and around Basingstoke are closer to services and facilities than other potential sites. Basingstoke Town generally performs well in terms of self-containment.	-/+ New development is likely to increase emissions through the impacts of construction and occupation but sites in and around Basingstoke are closer to services and facilities than other potential sites. Basingstoke Town generally performs well in terms of self-containment.	-/+ New development is likely to increase emissions through the impacts of construction and occupation but sites in and around Basingstoke are closer to services and facilities than other potential sites. Basingstoke Town generally performs well in terms of self-containment.	-/+ New development is likely to increase emissions through the impacts of construction and occupation but sites in and around Basingstoke are closer to services and facilities than other potential sites. Basingstoke Town generally performs well in terms of self-containment.
4) To protect, and enhance local biodiversity, flora and fauna	- Lowland heaths e.g. Thames Basin Heaths 19 SSSIs – generally in good condition - SINCS - Opportunities to improve management e.g. River Loddon - Identified Biodiversity Opportunity Areas - There are a number of SINCS within Basingstoke, particularly concentrated to the north east of the town:	+/?/- In the main, the potential biodiversity impacts on these sites can be mitigated and there may be opportunities for enhancement. Site BAS104 may impact on the great crested newt populations and nearby SINC.	-/? Protection of the River Loddon, its floodplain and the habitats within this zone is necessary to safeguard existing priority habitats, including those designated as a SINC, to protect an important 'wildlife corridor' of landscape-scale significance, and to safeguard an important area of opportunity for habitat restoration and	+/?/- In the main, the potential biodiversity impacts on these sites can be mitigated and there may be opportunities for enhancement. Site BAS104 may impact on the great crested newt populations and nearby SINC. The sites to the south-west are relatively	+/?/- In the main, the potential biodiversity impacts on these sites can be mitigated and there may be opportunities for enhancement. Site BAS104 may impact on the great crested newt populations and nearby SINC. The main constraints at BAS098 are the ancient woodland SINCS and

	<i>South View Cemetery, Trumpet Junction, Popley Pond, Great Binfield Copse, Daneshil Park Woods, Long Copse.</i> • There are a number of additional nearby SINC's outside the SPB: <i>Carpenters Down Wood, Little Basing Fields, Basing Fen & Wood, Petty's Copse, Crabtree Plantation, Mill Head Pond, Blackdam, Audley's Wood, Hackwood Park, Worting Wood.</i>		creation that would contribute to regional and county biodiversity action plans. While development within parts of the area could enable the restoration of habitats lost or deteriorated due to inappropriate management and, subject to significant parts of the area being safeguarded for the purpose, make an important contribution to habitat creation targets, there is uncertainty over the indirect negative impacts that development could have. In particular, assessment of the effects of possible development footprints on the hydrological regime of the River Loddon and associated wetland habitats would need to be investigated. Disturbance effects on wetland birds will also need to be taken into account. Site BAS104 may impact on the great crested newt populations and nearby	unconstrained but there may be potential for indirect pressure on the adjacent SINC, which would need to be addressed through mitigation measures.	areas of importance for rare arable flora. However, there are significant opportunities for improving habitat linkages between existing woodlands.

			SINC.		
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	• Key features of landscape areas identified in the Landscape Character Study • AONB • Land of high agricultural grade	-/? Development of these Greenfield sites is likely to negatively impact on the landscape quality around Basingstoke. However, the landscape capacity varies and there are opportunities to minimise impact through layout, siting and design. There is likely to be the loss of some high quality agricultural land (e.g. BAS114) and site BAS104 is within a Mineral Consultation Area. Development of site BAS024 offers some opportunity to enhance the local character.	-/?/-/- Overall it is considered that the areas to the east would have a medium/low landscape capacity for development. Much of the central and eastern part of this area would be constrained by a landscape that is more highly sensitive to the river Loddon corridor, which has a strong relationship with the surrounding countryside and has a number of visual constraints. Development of site BAS024 offers some opportunity to enhance local character. Some of this land is of good agricultural quality. There is a Mineral Consultation Area for sharp sand and gravel which runs along the boundaries of BAS102 and BAS103 and the northern part of BAS103. Site BAS104 also falls within a Mineral Consultation Area.	--/-/0 Sites BAS114 and 132 are assessed as having a low capacity for development within the Landscape Capacity Study. They has a strong relationship with the countryside and lie on the crest and south facing slopes that fall away from the town and in large parts is separated from the built up area. Site BAS133 is separated from these by the A30 and has a medium capacity for development – siting, layout and design could minimise impact. Development of site BAS024 offers some opportunity to enhance the local character. Some of the soil on these sites is of good quality agricultural value, particularly sites BAS114 and 132. There are no known mineral constraints associated with these sites.	-/0/- Development of site BAS024 offers some opportunity to enhance the local character. There are no known mineral constraints associated with these sites. BAS098 is a very large site and taking the site as a whole, it is assessed as having a low capacity for development within the Landscape Capacity Study. This means that development could only be accommodated within limited areas without having impacts on the wider character of the area.

6) To maintain and improve the quality of water resources in the Borough	• Water stressed area • River Loddon quality issue • River Test aquatic species and salmonid status • River Itchen Special Area of Conservation • <i>Groundwater Protection Zones 1, 2 and 3 cover a significant area of Basingstoke.</i>	-/++/?/- There would be no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, this is not deemed to be a significant constraint to development. South East Water's Water Resource Management Plan sets out how water will be provided up to 2020. Sites BAS132 and 114 lie within Source Protection Zone 3 but the EA has not raised an issue in respect of polluting a water source. For some sites there is no capacity in the drainage network and any development would need to drain through a new connection to the strategic sewer or need to requisition an upgrade to the network.	-/++/++/? There would be no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, this is not deemed to be a significant constraint to development. The sites are not within a Source Protection Zone and therefore the risk of polluting a water source is limited. South East Water's Water Resource Management Plan sets out how water will be provided up to 2020. The Water Cycle Study identifies adequate sewage infrastructure although Thames Water have raised concerns in relation to some of these sites. Further investigation is required to understand whether upgrading of infrastructure is required. Development should not be permitted to drain to Sherfield on Loddon STW because	-/0/+/? There would be no overall deterioration in the Water Framework Directive band status, although there may be some decline in water quality generally. Some of the site lies within Source Protection Zone 3. The EA has no raised an issue in respect of polluting a water source. South East Water's Water Resource Management Plan sets out how water will be provided up to 2020. The Water Cycle Study identifies a need for major infrastructure to convey sewage effluent to the STW due to insufficient capacity for the sites to the south-west. A sewerage feasibility assessment would need to be commissioned from the water company by the developer. There is concern that the sewerage network capacity in this area is	-/0/+/? There would be no overall deterioration in the Water Framework Directive band status. Whilst there may be some overall deterioration in quality, this is not deemed to be a significant constraint to development. BAS098 is in Source Protection Zone 2 which would not be a significant issue with regards pollution of water subject to compliance with groundwater protection policy. South East Water's Water Resource Management Plan sets out how water will be provided up to 2020. The Water Cycle Study identifies that major infrastructure is needed to convey the sewage effluent to the sewage treatment works from the southern part of the site because of insufficient capacity in the existing network. Development in the northern part of the site could be served by a new strategic foul sewer

			of the impact on the Bow Brook and downstream of the River Loddon.	unlikely to be able to support the demand anticipated from this development. Should an upgrade to assets be required, the lead in time is 3 years.	which has already been constructed.
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	- Flooding in flood zones – identify main areas, and localised <i>Flood Zone 3 runs east-west through Basingstoke Town Centre.</i> <i>Flood Zone 3 also covers parts of Chineham.</i>	-/? All of the sites have various flooding constraints but these only affect parts of the sites. Some of the sites have had localised flooding, small parts may be within flood zones 2 and 3, and some may be subject to surface water flooding. However, this can be addressed through design/layout/siting and mitigation.	-/?/- Most of the sites have various flooding constraints but these only affect parts of the site which can be addressed through design/layout/siting and mitigation. Flood Zones 2 and 3 run through the combined sites of BAS102, BAS103 and BAS121, although the sites are predominantly within Flood Zone 1. These sites are not within or Upstream of a Critical Drainage and there is no record of groundwater flooding. There is record of localised flooding in the southern part of BAS102, although this is minor. There is a record of localised flooding to the west of BAS121, an area which is external to the site but could impact on access to the site if access is taken from this	-/++ The sites are predominantly within Flood Zone 1, although small parts are within flood zones 2 and 3. The sites to the south-west are not within or upstream of a critical drainage area, but there is some record of localised flooding. One of the sites is adjacent to an area that is Upstream of a Critical Drainage Area although the site would not drain into this land. Parts (not significant areas) of the site are identified as being at risk of future surface water flooding in a 1 in 200 year event to a depth of 100 and 300ml. The site has a very low Standard Percentage Runoff of 2% and it may not be possible to infiltrate all the runoff generated as a result of	+/?/+ BAS098 is situated wholly within Flood Zone 1, outside a Critical Drainage Area and is not Upstream of a Critical Drainage Area although the site is adjacent to land that is Upstream of and within a Critical Drainage Area, drainage should be managed to not contribute to this area. There is no record of groundwater flooding within the site. There is a record of localised flooding towards the central eastern boundary of the site, although this is relatively minor. Parts of the site are affected by surface water flooding in a 1 in 200 year event to a depth of 100 and 300mm so mitigation methods can be put in place to control this flood risk. The site has a very low standard percentage runoff leading to very low

			location. Parts of the site (not significant areas) are identified as being at risk of future surface water flooding in a 1 in 200 year event at a depth of 100 and 300mm. Given the location of these sites, potential for improvements and possibly expansion of the floodplains to be built into the masterplans for the sites should be considered. Detailed modelling of the watercourses will clearly aide any assessment of potential for this. The Loddon CFMP seeks safeguarding of the flood plain and this should be considered as part of any development proposal. The site has a fairly high standard percentage runoff but this is not deemed to be a significant constraint to development.	additional impermeable surfaces, therefore a hydrological investigation and drainage masterplan strategy would be needed, however this is not deemed to be a significant constraint to development.	greenfield runoff rates. It may not be possible to infiltrate all the runoff generated as a result of additional impermeable surfaces (hard standing etc).
8) To improve sustainable accessibility to all services and facilities	The urban/rural nature of the borough is problematic for enabling sustainable accessibility to all services and	+/-/? As all of the sites are around Basingstoke, they are within reasonable distance of	+/-/?/--/? As all of the sites are around Basingstoke, they are within reasonable distance of	+/-/? As all of the sites are around Basingstoke, they are within reasonable distance of	-/?/+ BAS098 will incorporate/require major works and service provision. Current

	facilities • The viability of many bus services remains reliant on government funding. • <i>There are bus networks throughout the different areas of Basingstoke, providing links to the town centre facilities.</i>	services and facilities. Whilst all of the sites will be able to incorporate pedestrian and bicycle routes through the site (to link with external where possible), and existing bus services may be able to be extended to accommodate new developments, all sites will result in additional car journeys. Some of the sites will result in new community facilities (etc) on site, and a couple of the sites are expected to include reserve school sites. Contributions are likely to be sought to improve the strategic highway network (e.g. A30 and A33), which may benefit existing users.	services and facilities. There is a current infrequent bus service to Chineham centre and Basingstoke on adjacent A33 and distances across the combined sites to the A33 are great. New bus services will be needed to enter the combined site, and provide links. Pedestrian and cycle routes will link to existing. Bus priority may be needed to make journeys to town more attractive than by car. There is no public transport, pedestrian or cycle links to the north so car journeys will dominate. Nearest rail is Bramley but there is no parking available. The Transport Assessment/Model indicates traffic volumes will emerge on A33 on a single access and scale of flows will mean that highway improvements will be required to maintain current journey times as well as junction improvements. There is limited scope to provide additional exits from this	services and facilities. The sites to the south-west are on the edge of the urban area and there are no public transport services reaching the site. Extensions to walking, cycling and bus routes required and it may be possible to link these to the existing provision adjacent to the site at Beggarwood. Car journeys are considered likely to dominate. The scale of the development could deliver some moderate wider highway improvements e.g. Brighton Hill roundabout. Some walk/cycle route improvements to local centres may be required, as well as improvements to pedestrian crossing on the A30. There is insufficient capacity at some of the community facilities and libraries and developer contributions would be sought to improve	provision of off-site services should transfer to on- site as area grows. The Transport Assessment/Model indicates the site will impact significantly on the existing network. Some on-site services will encourage self containment and will bring many benefits for accessibility on and off site as part of a master plan, but not all services will be local and as a result there are likely to be significant additional trips across the network. Site will need to deliver many benefits for accessibility on and off site as part of a master plan and allow for self containment, but not all services will be local. Neighbouring sites could benefit from a range of new service provision e.g. retail, GP and schools, and thus reduce their travel trips or divert them from into town. New routing of B3400 may also assist users.

			site due to a heritage site, Park Pale, although a bus gate may be feasible to the south. Ideally second access to the A30 would be required but there are narrow roads beyond the site boundary with bridge restrictions. Concern arises if internal facilities become an attraction for a wider catchment using the constrained access. The combined sites will provide internal routes for bus, walking and cycling which will link to external routes. These routes will only provide access within the site and not improve routes for other existing adjacent sites. The development will also aid the business case for a new station at Chineham. There is insufficient capacity at some of the community facilities including libraries and developer contributions will be required to improve capacity and provide on-site provision/ Financial	capacity and for provision on-site. Financial contributions would also be sought to strengthen the household waste recycling service and improvements to rights of way.	There is insufficient capacity at some of the community facilities, however, site is of sufficient size to provide new on-site facilities and new sports provision would be required.

			contributions will also be required to strengthen the household waste recycling service and improvements to Rights of Way.		
9) To improve choice and access to sustainable transport options	- The urban/rural nature of the borough is problematic for supporting access to sustainable transport options - the viability of many bus services remains reliant on government funding. - Relatively low levels of public transport/alternatives to the car <i>Basingstoke has a train station with mainline rail links to London, the rest of the South East and beyond.</i> <i>Basingstoke bus station provides links within the borough and to nearby towns.</i> <i>There is a park and ride service from the leisure park to the town centre.</i>	0/- Whilst all of the sites will be able to incorporate pedestrian and bicycle routes through the site (to link with external where possible), and existing bus services may be able to be extended to accommodate new developments, all sites will result in additional car journeys and are unlikely to improve sustainable transport options for existing residents in Basingstoke and Chineham.	0/- Whilst all of the sites will be able to incorporate pedestrian and bicycle routes through the site (to link with external where possible), and existing bus services may be able to be extended to accommodate new developments, all sites will result in additional car journeys and are unlikely to improve sustainable transport options for existing residents in Basingstoke and Chineham. A concentration of new development to the east of Basingstoke is likely to make bus service provision more feasible. More development to the north and east will also aid the business case for a new station at Chineham.	0/- Whilst all of the sites will be able to incorporate pedestrian and bicycle routes through the site (to link with external where possible), and existing bus services may be able to be extended to accommodate new developments, all sites will result in additional car journeys and are unlikely to improve sustainable transport options for existing residents in Basingstoke and Chineham. A concentration of new development to the south-west of Basingstoke is likely to make bus service provision more feasible.	0/-/? Whilst all of the sites will be able to incorporate pedestrian and bicycle routes through the site (to link with external where possible), and existing bus services may be able to be extended to accommodate new developments, all sites will result in additional car journeys and are unlikely to improve sustainable transport options for existing residents in Basingstoke and Chineham. BAS098 is of sufficient size that new services and facilities could be provided but it is unknown at this stage.
10) To improve educational attainment and	Comparable educational attainment nationally slightly lower	- There is pressure for primary school places in	-/+ There is pressure for primary school places in	-/? There is pressure for primary school places in	-/? There is pressure for primary school places in

increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	than across Hampshire • Sufficient school capacity across the borough though schools with capacity may not be located where there is future demand (particularly locations in Basingstoke Town) • <i>Basingstoke has a number of primary and secondary schools.</i> • <i>Further education facilities are provided by QMC and BCOT.</i>	Basingstoke and proposed housing sites will require additional school places either through expansion of existing schools or new schools (financial contributions would be sought). Feasibility studies need to be carried out and catchment areas reviewed. It is recommended that sites are reserved for new primary school, and possibly secondary school provision. Extra nursery places would also be required for most of the sites, with a new nursery on site BAS132.	Basingstoke and proposed housing sites will require additional school places either through expansion of existing schools or new schools (financial contributions would be sought). Feasibility studies need to be carried out and catchment areas reviewed. Development in one larger area makes education planning and provision easier and new school provision is likely.	Basingstoke and proposed housing sites will require additional school places either through expansion of existing schools or new schools (financial contributions would be sought). Feasibility studies need to be carried out and catchment areas reviewed. Development in one larger area makes education planning and provision easier.	Basingstoke and proposed housing sites will require additional school places either through expansion of existing schools or new schools (financial contributions would be sought). Feasibility studies need to be carried out and catchment areas reviewed. Development in one larger area makes education planning and provision easier.
11) To develop a diverse and competitive knowledge-based economy	• Relatively high job density • Relatively high proportion of large firms • Currently there is a relatively high proportion of borough residents working in distribution, hotels and restaurants, but also a relatively high proportion working in banking, finance and insurance occupations. • <i>There are a number of</i>	+ This distribution of housing sites supports economic development, particularly in Basingstoke, being within commuting distance of Employment Areas within the town. It will not result in the loss of any employment land.	+ This distribution of housing sites supports economic development, particularly in Basingstoke, being within commuting distance of Employment Areas within the town. It will not result in the loss of any employment land.	+ This distribution of housing sites supports economic development, particularly in Basingstoke, being within commuting distance of Employment Areas within the town. It will not result in the loss of any employment land.	+ This distribution of housing sites supports economic development, particularly in Basingstoke, being within commuting distance of Employment Areas within the town. It will not result in the loss of any employment land.

	<i>Employment Areas within Basingstoke: Beggarwood Lane, Hampshire International Business Park, Chineham, Viables and Basing View.</i>				
12) To maintain high and stable levels of employment	• The borough has a relatively high proportion of the population which is economically active. • 5.4% of the economically active population is unemployed, typical of rates in Hants and SE • Overall decline in numbers seeking Job Seekers Allowance over last decade, although there has been slight increase in claimant figures in last 12 months due to the recession • Basingstoke and Deane has a job ratio slightly over the regional average. • <i>There are a number of Employment Areas within Basingstoke: Beggarwood Lane, Hampshire International Business Park, Chineham, Viables and Basing View.</i> • <i>Employment is also</i>	+ This distribution of housing sites supports economic development, particularly in Basingstoke, being within commuting distance of Employment Areas within the town. It will not result in the loss of any employment land.	+ This distribution of housing sites supports economic development, particularly in Basingstoke, being within commuting distance of Employment Areas within the town. It will not result in the loss of any employment land.	+ This distribution of housing sites supports economic development, particularly in Basingstoke, being within commuting distance of Employment Areas within the town. It will not result in the loss of any employment land.	+ This distribution of housing sites supports economic development, particularly in Basingstoke, being within commuting distance of Employment Areas within the town. It will not result in the loss of any employment land.

	<i>provided by retail and leisure facilities in the town centre and at the Leisure Park, as well as local shops and services.</i>				
13) To maintain and enhance sustainable economic growth	• Low average annual completions of industrial, office, retail development over last 3 years • Steady decrease in business deaths since 2009. • <i>There are a number of Employment Areas within Basingstoke: Beggarwood Lane, Hampshire International Business Park, Chineham, Viables and Basing View.</i> • <i>Employment is also provided by retail and leisure facilities in the town centre and at the Leisure Park, as well as local shops and services.</i>	+ This distribution of housing sites supports economic development, particularly in Basingstoke, being within commuting distance of Employment Areas within the town. It will not result in the loss of any employment land.	+ This distribution of housing sites supports economic development, particularly in Basingstoke, being within commuting distance of Employment Areas within the town. It will not result in the loss of any employment land. Development in one large area may result in more local services/local centre being provided on site.	+ This distribution of housing sites supports economic development, particularly in Basingstoke, being within commuting distance of Employment Areas within the town. It will not result in the loss of any employment land. Development in one large area may result in more local services/local centre being provided on site.	+ This distribution of housing sites supports economic development, particularly in Basingstoke, being within commuting distance of Employment Areas within the town. It will not result in the loss of any employment land. Development in one large area may result in more local services/local centre being provided on site.

14) To enhance the attractiveness of the Borough to visitors	- There is an issue around the image of Basingstoke Town, particularly from those outside the borough. Potential implications regarding investment in the town. <i>Festival Place, The Malls and the Top of Town provide town centre retail facilities.</i> <i>There are two theatres in the town centre, as well as restaurants and bars.</i> <i>The Leisure Park (out of centre) provides a cinema, ice rink, bowling and Aquadrome swimming pool.</i> <i>There are two museums; Willis Museum in the town centre and Milestones out of town.</i>	0 There is no indication at this stage that the sites would incorporate anything other than housing that would be attractive to visitors. Subject to the development of sites complying with other specific Local Plan policies e.g. design, this option is unlikely to deter visitors.	0 There is no indication at this stage that the sites would incorporate anything other than housing that would be attractive to visitors. Subject to the development of sites complying with other specific Local Plan policies e.g. design, this option is unlikely to deter visitors.	0 There is no indication at this stage that the sites would incorporate anything other than housing that would be attractive to visitors. Subject to the development of sites complying with other specific Local Plan policies e.g. design, this option is unlikely to deter visitors.	0 There is no indication at this stage that the sites would incorporate anything other than housing that would be attractive to visitors. Subject to the development of sites complying with other specific Local Plan policies e.g. design, this option is unlikely to deter visitors.
15) To protect and enhance distinctive and high quality features of the local built environment	- Improve image of Basingstoke through high quality design. - Maintain the attractiveness of the boroughs Conservation Areas. <i>There are a number of Conservation Areas within Basingstoke: Basingstoke Town, Fairfields, Brookvale West, Park Prewett and</i>	?/- Development of some of the sites may affect the existing local built environment, including listed buildings and archaeological interest. However, there may be opportunities to minimise these through design, layout or other mitigation.	?/- Development of some of the sites may affect the existing local built environment, including listed buildings, archaeological interest and a Conservation Area. However, there may be opportunities to minimise these through design, layout or other mitigation.	?/- Development of some of the sites may affect the existing local built environment, including listed buildings and archaeological interest. However, there may be opportunities to minimise these through design, layout or other mitigation.	?/- Development of some of the sites may affect the existing local built environment, including listed buildings and archaeological interest. However, there may be opportunities to minimise these through design, layout or other mitigation.

	<i>South View.</i> • <i>Worting Conservation Area adjoins the western boundary of the SPB.</i> • <i>There are a number of listed buildings throughout Basingstoke.</i>				
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	• Development on pdl exceeded 60% over last few years. • Number of homes/buildings built to Code for Sustainable Homes standards/BREEAM unknown. • Relatively low recycling rate	-- All options would entail a significant amount of Greenfield development. The assessment of many of these issues are largely design related so are unable to be assessed at this stage.	-- All options would entail a significant amount of Greenfield development. The assessment of many of these issues are largely design related so are unable to be assessed at this stage.	-- All options would entail a significant amount of Greenfield development. The assessment of many of these issues are largely design related so are unable to be assessed at this stage.	-- All options would entail a significant amount of Greenfield development. The assessment of many of these issues are largely design related so are unable to be assessed at this stage.
17) To create and sustain vibrant settlements and communities	• Basingstoke Town Centre is a vital and viable centre, and the District Centres are performing well. • <i>The Retail Assessment concluded that Basingstoke town centre offers a wide range of shops, services and leisure facilities to both local residents in the Borough, as well as those living in the centre's wider catchment area.</i>	+/? New on-site facilities would be required for some of the sites, and upgrades for others. Financial contributions would be sought for these. Dispersal of sites around Basingstoke makes infrastructure provision more difficult.	++/-/? Generally, financial contributions would be sought for facilities to serve sites BAS107, BAS104 and BAS024. Development of the sites to the east could represent an extension of the existing settlement and as such would not appear isolated, provided that development extends first from the existing edge of the settlement.	-/?/- The sites to the south-west lie beyond the settlement boundary and it is considered that any development could result in an isolated site. These sites do not relate well to the existing settlement in terms of form, scale and character and would not create a more integrated settlement. Would significantly extend the south western extent of	-/? BAS098 is large and straddles the area between Basingstoke and Oakley. As such, it is considered that development here could potentially lead to coalescence between the settlements. However, this could be avoided through an appropriate layout and the extent of the developed area being limited. Depending on the location and form of development, it is

	• <i>Since Festival Place opened in 2002 it has made a significant contribution to the overall vitality and viability of Basingstoke town centre's retail and leisure offer.</i>		Development of the site either in part or in totality would not lead to coalescence. However, the town currently has a strong, compact existing boundary to the east, and development of these sites would project further eastwards in an inconsistent manner. The site does not relate well to the existing settlement in terms of form, scale and character and would not create a more integrated settlement. However, there are opportunities for these sites to be defined by strong boundaries. The site provides no direct benefit to other users in itself, but any delivery of external highway improvements will benefit all users of the A33 corridor. With the larger joint site the provision of local services such as GP/schools/district centre may benefit neighbouring residential areas as being closer	Basingstoke town with limited opportunity to be defined by strong boundaries. Some walk/cycle route improvements to local centres may be required, as well as improvements to pedestrian crossing on the A30, and wider highway improvements with the development of all three sites. Most services are a moderate distance away from the south-western sites but it is likely that the development of the sites in combination would result in the provision of some small scale facilities and services. Development of site BAS132 would result in the loss of a golf course. Confining development mainly to the north and south-west would have more impact on existing communities here, but could also result in new facilities/services.	considered that development on parts of the site could lead to isolated development, although again, this could be avoided through an appropriate layout. Confining development mainly to the north and west would have more impact on existing communities here, but could also result in new facilities/services.

			than existing destinations and reducing their need to travel. A district centre of sufficient size may attract users from a wider area. It is likely that the development of the sites in combination would result in the provision of some small scale facilities and services. It would also result in the creation of a more sustainable community with a local centre, and its own identity. Development of a site of this size makes funding/provision of more expensive infrastructure (such as schools) more feasible. Confining development mainly to the north and east would have more impact on existing communities here, but could also result in new facilities/services.		
18) To promote and improve access to open space and countryside	- Borough generally well provided for in terms of open space although there are some local deficiencies - Opportunities to	+/?/- The sites are all of sufficient size to provide new on-site provision of open space, and some are capable of	+/?/- The sites are all of sufficient size to provide new on-site provision of open space, and some are capable of	+/- The sites are all of sufficient size to provide new on-site provision of open space, and some are capable of	++ The sites are all of sufficient size to provide new on-site provision of open space.

	improve management of open space • <i>Eastrop Park and the War Memorial Park in the town centre are Green Flag winners.</i> • <i>There are also a number of other local parks throughout Basingstoke.</i>	addressing existing deficiencies. Development of site BAS132 will result in the loss of the golf course and some sites currently have Public Rights of Way which will need to be maintained/diverted to ensure access to the countryside.	addressing existing deficiencies. Some sites currently have Public Rights of Way which will need to be maintained/diverted to ensure access to the countryside. The impact on footpaths and rights of way was raised as an issue in the consultation responses on land to the east of Basingstoke.	addressing existing deficiencies. However, development of site BAS132 will result in the loss of the golf course.	BAS098 offers the opportunity to address open space and play deficiencies in the Winklebury and Rooksdown area. There is opportunity to provide large areas of accessible natural greenspace, park and children's play space within the proposed site which would provide for the needs of existing residents as well as new residents. Consideration could also be given to the provision of a country park type facility for use by the wider community.
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Crime rates for B&D generally comparable with, or slightly lower than Hants and SE. • Slight reduction in overall crime rates over the last few years.	0 The impact on crime and community safety cannot be determined at this stage.	0 The impact on crime and community safety cannot be determined at this stage.	0 The impact on crime and community safety cannot be determined at this stage.	0 The impact on crime and community safety cannot be determined at this stage.
20) To improve health and well-being through the development of healthy communities	• Health and wellbeing of residents of the borough generally good. • Higher teenage conception rates than for Hampshire/the south east. • Ageing population • <i>North Hants Hospital is located in Basingstoke.</i>	0/-/+ Additional healthcare and parking would be required at the hospital, together with expansion of surgeries. Financial contributions would be required to enable this. Some of the site may be affected by rail and road traffic noise, as well as	0/- There is insufficient capacity at present but there is scope to accommodate growth through expansion of existing facilities or by on-site provision of new facilities such as GP and hospital treatment. The combined sites	0/- There is insufficient capacity at present but there is scope to accommodate growth through expansion of existing facilities or by on-site provision of new facilities such as GPs and hospital treatment. Financial contributions would be required to	0/- There is insufficient capacity at present but there is scope to accommodate growth through expansion of existing facilities or by on-site provision of new facilities such as GPs and hospital treatment. Financial contributions would be required to

		proximity to the sewage treatment works Local consultation has indicated a preference for the distribution of smaller sites around Basingstoke rather than a larger major development area.	have the ability to accommodate all open space and play needs of the new residents on site in order to meet the distance criteria and quantity standards. Part of site is affected by rail and road traffic noise so impact is based on these locations. The northern part of the combined sites is close to the sewage works and incinerator.	enable this. The sites have the ability to accommodate open space and play needs of the new residents on site in order to meet the distance criteria and quantity standards. Sites to the south-west are affected by traffic noise from the A30 and M3, and a detailed noise assessment will be required and noise mitigation measures may be necessary. The site is not within close proximity of any un-neighbourly use. Local consultation has indicated a preference for the distribution of smaller sites around Basingstoke rather than a larger major development area.	enable this. The sites have the ability to accommodate open space and play needs of the new residents on site in order to meet the distance criteria and quantity standards. Parts of BAS098 are exposed to rail and road traffic noise, and on parts of the site where this is an issue, detailed noise assessments will be required to ensure acceptable noise standards can be met within homes and in amenity areas and further noise mitigation measures may be required.
Overall Summary of appraisal		All 4 options for Basingstoke are very supportive of the housing objective by providing new housing in the town where there is most need, and good access to services. However, all provide a	All 4 options for Basingstoke are very supportive of the housing objective by providing new housing in the town where there is most need, and good access to services. However, all provide a	All 4 options for Basingstoke are very supportive of the housing objective by providing new housing in the town where there is most need, and good access to services. However, all provide a	All 4 options for Basingstoke are very supportive of the housing objective by providing new housing in the town where there is most need, and good access to services. However, all provide a large amount of

		large amount of development on Greenfield sites which clearly conflicts with the environmental objective which seeks to minimise resource use. All of the options will have a negligible impact on the crime objective and improving the image of the borough. All are likely to affect rights of way. By providing new housing close to work opportunities in Basingstoke, all are generally supportive of the economic objectives. This option potentially has a negative impact on some of the social objectives relating to sustainable communities by making infrastructure (including education) provision more difficult and potentially less viable (bus services). However, by dispersing sites around Basingstoke, development may be more integrated with the town than with the other options and local consultation has favoured this approach.	large amount of development on Greenfield sites which clearly conflicts with the environmental objective which seeks to minimise resource use. All of the options will have a negligible impact on the crime objective and improving the image of the borough. By providing new housing close to work opportunities in Basingstoke, all are generally supportive of the economic objectives. It has been identified that development of a major development area to the east of Basingstoke is likely to have a negative landscape impact, by including sites that perform least well in terms of landscape capacity and constraints. Although a larger development may be more self-contained, there is the potential for it to be isolated, with less integration with the rest of Basingstoke. To the east of Basingstoke there are biodiversity	large amount of development on Greenfield sites which clearly conflicts with the environmental objective which seeks to minimise resource use. All of the options will have a negligible impact on the crime objective and improving the image of the borough. By providing new housing close to work opportunities in Basingstoke, all are generally supportive of the economic objectives. It has been identified that the development of sites to the south-west of the town are likely to have a negative landscape impact, in conflict with the environmental objective 5. Due to their siting in relation to the existing built form of Basingstoke, there is also the potential for these sites to be isolated rather than integrating with existing communities (social objective 17). This option will also result in the loss of a golf course,	development on Greenfield sites which clearly conflicts with the environmental objective which seeks to minimise resource use. All of the options will have a negligible impact on the crime objective and improving the image of the borough. By providing new housing close to work opportunities in Basingstoke, all are generally supportive of the economic objectives. It has been identified that development of a major development area to the west of Basingstoke is likely to have a negative landscape impact. Although a larger development may be more self-contained, there is the potential for it to be isolated, with less integration with the rest of Basingstoke. Focussing development in one area can be supportive of some of the social objectives by making infrastructure provision easier and more viable, particularly in respect of education and

		For all of the sites there are environmental constraints which will need to be addressed at master planning stage, but none are considered to be an overriding constraint. This option will also result in the loss of a golf course, in conflict with the objectives 17, 18 and 20 which seek to ensure leisure and open space provision for health benefits.	and flooding issues associated with the River Loddon shown as potential conflicts with the relevant environmental objectives although mitigation is possible through siting, layout, design and working with the infrastructure providers. Focussing development in one area can be supportive of some of the social objectives by making infrastructure provision easier and more viable, particularly in respect of education and bus services.	in conflict with the objectives 17, 18 and 20 which seek to ensure leisure and open space provision for health benefits. Focussing development in one area can be supportive of some of the social objectives by making infrastructure provision easier and more viable, particularly in respect of education and bus services.	bus services.

Bramley

Sustainability Objectives	B & D Sustainability issues/Local Plan issues	Option 1 – No allocation	Option 2 – Allocation for 200 dwellings (unspecified site)	Option 3 – Allocation for 300 (unspecified site)
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	- Population set to grow steadily, and ageing - Increasing numbers of people in housing need on the housing register - Affordability of housing/difficulties getting on the housing ladder - Limited provision for gypsy and traveller sites - Sustainability of housing <i>Bramley has 41 people in general housing need (August 2011).</i> <i>Over the last 10 years, 389 new homes have been built in Bramley, including 271 dwellings and a care home at the German Road development.</i> <i>There are 10 additional homes coming forward in Bramley through committed development</i> <i>The New Homes consultation identified that the majority of responses stated that no more homes are needed in Bramley. A number of responses referred to recent local developments being un-popular.</i>	- Without any specified housing allocation for Bramley, new housing development would be limited to infill and redevelopment within the Settlement Policy Boundary. There is a housing need for new dwellings, including affordable housing. A limited amount of new affordable housing may be provided as a rural exception. No provision is made for gypsies and travellers.	+/- A housing allocation for 200 dwellings over the Plan period would help address local need, providing a range of house types and sizes including affordable housing (80 affordable dwellings would be expected). However, no provision is made for gypsies and travellers, and consultation has indicated that local residents are not, generally, more supportive of new housing development.	+/- A housing allocation for 300 dwellings over the Plan period would help address local need, providing a range of house types and sizes including affordable housing (120 affordable dwellings would be expected). However, no provision is made for gypsies and travellers, and consultation has indicated that local residents are not, generally, more supportive of new development.
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	- Some local areas in the Borough suffering from deprivation - The number of people claiming council tax and housing benefits is	- Although there are no identified areas of high deprivation in Bramley, the	0 Development of this site would not have a direct impact on deprivation	0 Development of this site would not have a direct impact on deprivation and

	increasing - Some groups/areas suffering from fuel poverty <i>Bramley does not have any areas identified as having high levels of deprivation</i>	absence of new housing may force locals, particularly the young, to move away and may result in overcrowding and therefore would not help to reduce deprivation.	and inequality (although it may help reduce overcrowding and enable locals to stay local)	inequality (although it may help reduce overcrowding and enable locals to stay local)
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	- Relatively high CO2 emissions - Relatively high levels of electricity consumption for domestic use - Local flooding - Water stressed area - Limited renewable energy generation – potential for more	0 This option would have a negligible impact on climate change	-/? Development is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. Without knowing the site(s) and nature of development, it is difficult to assess the impact on climate change.	-/? Development is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. Without knowing the site(s) and nature of development, it is difficult to assess the impact on climate change.
(4) To protect, and enhance local biodiversity, flora and fauna	- Lowland heaths e.g. Thames Basin Heaths 19 SSSIs – generally in good condition - SINCs - Opportunities to improve management e.g. River Loddon <i>Identified Biodiversity Opportunity Areas</i> <i>The Land at Bramley Road SINC runs along the eastern side of the railway line, between boundaries of the SPB. There are additional SINCs to the north of Bramley at Withy Copse, Little Holdens Copse, Bramley Frith and Davnage Copse. The Camp, to the south east of the SPB is also a SINC.</i>	+ No development would protect local biodiversity	? The SHLAA site that has been subject to strategic site assessment has not been predicted to have a negative impact on biodiversity, but the actual impact would be site(s) dependent.	? The SHLAA site that has been subject to strategic site assessment has not been predicted to have a negative impact on biodiversity, but the actual impact would be site(s) dependent.

(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	• Key features of landscape areas identified in the Landscape Character Study • AONB • Land of high agricultural grade	+ No development allocation would protect the local landscape and soils.	?/- The impact of development on landscape and soils is uncertain at this stage but there may be some negative impact. Much of the land around Bramley may be of high agricultural value.	- The impact of development on landscape and soils is uncertain at this stage but there is likely to be some negative impact with this level of development. Much of the land around Bramley may be of high agricultural value.
6) To maintain and improve the quality of water resources in the Borough	• Water stressed area • River Loddon quality issue • River Test aquatic species and salmonid status • River Itchen Special Area of Conservation • <i>The Water Cycle study identifies that development should not be allowed to drain to the Sherfield on Loddon Sewage Treatment Works, as this would have a detrimental impact on Bow Brook and the River Loddon.</i>	+ Water quality will be maintained with no development	-/? There is not expected to be deterioration on the Water Framework Directive Band status through there may be some overall deterioration in water quality. South East Water's Water Resource Management Plan sets out how water will be provided up to 2020. The Sherfield on Loddon STW is considered to have capacity within its discharge consents to accommodate development however Thames Water have identified concerns regarding waste water services, specifically the sewerage network	-/? There is not expected to be deterioration on the Water Framework Directive Band status through there may be some overall deterioration in water quality. South East Water's Water Resource Management Plan sets out how water will be provided up to 2020. The Sherfield on Loddon STW is considered to have capacity within its discharge consents to accommodate development however Thames Water have identified concerns regarding waste water services, specifically the sewerage network capacity. This may affect

			capacity. This may affect the phasing of development.	the phasing of development.
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	The SPB of Bramley is at low risk of flooding. There are, however, significant areas of Flood Zone 3 to the south of the village.	0	? There is flood zone 3 to the south of Bramley and some areas of localised flooding but national guidance and proposed Local Plan policies should ensure that any new development does not increase the risk of flooding.	? There is flood zone 3 to the south of Bramley and some areas of localised flooding but national guidance and proposed Local Plan policies should ensure that any new development does not increase the risk of flooding.
8) To improve sustainable accessibility to all services and facilities	- The urban/rural nature of the borough is problematic for enabling sustainable accessibility to all services and facilities - The viability of many bus services remains reliant on government funding. - Bramley has a primary school, a local one stop shop, a public house, a doctors surgery, a bakery and local community facilities, such as village halls. - The New Homes consultation identified a lack of facilities and infrastructure in Bramley, which need improving	0	+/- Some new housing would offer increased patronage of local services, but new housing here would require travel to higher order services.	+/- Some new housing would offer increased patronage of local services, but new housing here would require travel to higher order services.
9) To improve choice and access to sustainable transport options	- The urban/rural nature of the borough is problematic for supporting access to sustainable transport options - The viability of many bus services remains reliant on government funding. - Relatively low levels of public	0	0 No significant infrastructure would be likely to be provided. Off-site improvements would be restricted by narrow central road and rail crossing.	0 No significant infrastructure would be likely to be provided. Off-site improvements would be restricted by narrow central road and rail crossing.

	transport/alternatives to the car • Bramley has a railway station on the Reading to Basingstoke line, and local bus services.			
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	• Comparable educational attainment nationally slightly lower than across Hampshire • Sufficient school capacity across the borough though schools with capacity may not be located where there is future demand (particularly locations in Basingstoke Town) • <i>Bramley has a primary school, which is currently full and demand exceeds provision. Additional housing will lead to further pressure, and the school is unlikely to be able to expand significantly.</i> • <i>The nearest secondary school (Everest) is in Basingstoke.</i> • <i>The nearest further education facilities are at QMC and BCOT in Basingstoke.</i>	0	- Bramley primary school is currently full and is due to be expanded from a 2FE to a 2.5FE by 2012. There is the potential to extend the school to a 3FE and therefore contributions would be sought towards this. There is insufficient capacity at secondary school level. A review of school catchment areas will be required due to the location of the development and to reflect that local schools are unlikely to be able to expand significantly.	- Bramley primary school is currently full and is due to be expanded from a 2FE to a 2.5FE by 2012. There is the potential to extend the school to a 3FE and therefore contributions would be sought towards this. There is insufficient capacity at secondary school level. A review of school catchment areas will be required due to the location of the development and to reflect that local schools are unlikely to be able to expand significantly.
11) To develop a diverse and competitive knowledge-based economy	• Relatively high job density • Relatively high proportion of large firms • Currently there is a relatively high proportion of borough residents working in distribution, hotels and restaurants, but also a relatively high proportion working in banking, finance and insurance occupations. • <i>There is one Employment Area on Campbell Road in Bramley.</i>	0	+ Development is unlikely to result in the loss of any employment site. Bramley contains an Employment Area and is within commuting distance of other Employment Areas at Basingstoke. Broadband coverage in Bramley generally is not	+ Development is unlikely to result in the loss of any employment site. Bramley contains an Employment Area and is within commuting distance of other Employment Areas at Basingstoke. Broadband coverage in Bramley generally is not comprehensive, but

			comprehensive, but predicted to improve by 2015.	predicted to improve by 2015.
12) To maintain high and stable levels of employment	- The borough has a relatively high proportion of the population which is economically active. 5.4% of the economically active population is unemployed, typical of rates in Hants and SE - Overall decline in numbers seeking Job Seekers Allowance over last decade, although there has been slight increase in claimant figures in last 12 months due to the recession <i>Basingstoke and Deane has a job ratio slightly over the regional average.</i> <i>There is one Employment Area in Bramley and small scale employment provision in the village shops and services.</i>	0	+ Development is unlikely to result in the loss of any employment site. Bramley contains an Employment Area and is within commuting distance of other Employment Areas at Basingstoke. Broadband coverage in Bramley generally is not comprehensive, but predicted to improve by 2015.	+ Development is unlikely to result in the loss of any employment site. Bramley contains an Employment Area and is within commuting distance of other Employment Areas at Basingstoke. Broadband coverage in Bramley generally is not comprehensive, but predicted to improve by 2015.
13) To maintain and enhance sustainable economic growth	- Low average annual completions of industrial, office, retail development over last 3 years - Steady decrease in business deaths since 2009. <i>There is one Employment Area in Bramley and small scale employment provision in the village shops and services.</i>	0	+ Development is unlikely to result in the loss of any employment site. Bramley contains an Employment Area and is within commuting distance of other Employment Areas at Basingstoke. Broadband coverage in Bramley generally is not comprehensive but predicted to improve by 2015.	+ Development is unlikely to result in the loss of any employment site. Bramley contains an Employment Area and is within commuting distance of other Employment Areas at Basingstoke. Broadband coverage in Bramley generally is not comprehensive, but predicted to improve by 2015.

14) To enhance the attractiveness of the Borough to visitors	There is an issue around the image of Basingstoke Town, particularly from those outside the borough. Potential implications regarding investment in the town.	0	?	?
15) To protect and enhance distinctive and high quality features of the local built environment	<i>The Conservation Area in Bramley is separated into two distinct areas: Bramley to the west and Bramley Green to the east. There are also a number of listed buildings within these areas.</i>	+ No allocation would ensure protection of the built environment	?/- There is the potential for additional development to negatively impact on either of the Conservation Areas in Bramley, but this is site/design dependent and is uncertain at this stage.	?/- There is the potential for additional development to negatively impact on either of the Conservation Areas in Bramley, but this is site/design dependent and is uncertain at this stage.
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	- Development on pdl exceeded 60% over last few years. - Number of homes/buildings built to Code for Sustainable Homes standards/BREEAM unknown. - Relatively low recycling rate	0	- This option is likely to entail development of a Greenfield site(s). The assessment of many of these issues are largely design related so are unable to be assessed at this stage.	- A higher level of development would entail more use of Greenfield sites. The assessment of many of these issues are largely design related so are unable to be assessed at this stage.
(17) To create and sustain vibrant settlements and communities	Basingstoke Town Centre is a vital and viable centre, and the District Centres are performing well.	0/- This option would not offer new patronage or support to services and facilities within the village, and would not offer any new housing choice.	+/- An increase in the local population may help to support local services and facilities, and will provide some choice of new housing, including affordable housing.	?/- An increase in the local population may help to support local services and facilities, and will provide some choice of new housing, including affordable housing. Contributions would be

			Contributions would be sought towards a new social/community facility and also possibly towards sports facilities. Local consultation indicates that there is not general support for significant amounts of new development. It may be necessary to phase development to ensure integration with the local community.	sought towards a new social/community facility and also possibly towards sports facilities. Local consultation indicates that there is not general support for significant amounts of new development. It may be necessary to phase development to ensure integration with the local community.
18) To promote and improve access to open space and countryside	• Borough generally well provided for in terms of open space although there are some local deficiencies • Opportunities to improve management of open space. • <i>The quantity of open space in Bramley is adequate for the current population, however, there are deficiencies in distribution and quality.</i> • <i>There is no open space which serves the function of a Neighbourhood Park and no provision for older children and teenagers.</i> • <i>Approximately 25% of the open space is made up by Bramley Green, which has significant visual value but limited recreation value and potential.</i> • <i>Bramley Parish Council and Ward Members have aspirations for play</i>	0	? Northern and western areas of Bramley suffer from a deficit of open space but the impact on this objective will depend on the site(s) developed, provision of open space and impact on access to the countryside.	? Northern and western areas of Bramley suffer from a deficit of open space but the impact on this objective will depend on the site(s) developed, provision of open space and impact on access to the countryside.

	<i>areas and kickabout space.</i>			
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Crime rates for B&D generally comparable with, or slightly lower than Hants and SE. • Slight reduction in overall crime rates over the last few years.	0	0 The impact on crime and community safety cannot be determined at this stage.	0 The impact on crime and community safety cannot be determined at this stage.
20) To improve health and well-being through the development of healthy communities	• Health and wellbeing of residents of the borough generally good. • Higher teenage conception rates than for Hampshire/the south east. • Ageing population • <i>Bramley has a GP surgery. The nearest hospital is at Basingstoke (North Hants).</i> • <i>In order to meet the expected increase in need for primary care, the existing GP practice would need to be refurbished or extended.</i>	0	+/? There is adequate healthcare capacity to serve this level of development or there are plans in place to improve the infrastructure. Financial contributions would be sought to extend GP facilities nearby. Some sites may lie within the outer consultation zone surrounding AWE Tadley. Local consultation indicates that there is not general support for significant amounts of new development. It may be necessary to phase development to ensure integration with the local community.	? Local consultation indicates that there is not general support for significant amounts of new development. It may be necessary to phase development to ensure integration with the local community.

Kingsclere

Sustainability Objectives	B & D Sustainability issues/ <i>Kingsclere Sustainability issues</i>	Option 1 – No allocation	Option 2 – allocation figure for 50 dwellings (non-site specific)	Option 3 – allocation figure for 150+ dwellings (non site-specific)
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	- Population set to grow steadily, and ageing - Increasing numbers of people in housing need on the housing register - Affordability of housing/difficulties getting on the housing ladder - Limited provision for gypsy and traveller sites - Sustainability of housing <i>Kingsclere has 64 people in general need of housing (Aug 2011)</i> <i>Kingsclere has accommodated 123 dwellings over the last 10 years.</i> <i>The New Homes Consultation identified that the majority of responses stated that new homes were required to meet needs.</i>	- Without any specified housing allocation for Kingsclere, new housing development would be limited to infill and redevelopment within the Settlement Policy Boundary. There is a housing need for new dwellings, including affordable housing, and local support for some new provision. A limited amount of new affordable housing may be provided as a rural exception. No provision is made for gypsies and travellers	+/- A housing allocation for 50 dwellings over the Plan period would help address local need, providing a range of house types and sizes including affordable housing (20 dwellings would be expected). No provision is made for gypsies and travellers	++/- A housing allocation for 150 dwellings over the Plan period would address local need providing a range of house types and sizes including affordable housing (60 dwellings would be expected). No provision is made for gypsies and travellers
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	- The number of people claiming council tax and housing benefits is increasing - Some groups/areas suffering from fuel poverty <i>Kingsclere does not have any areas identified as having high levels of deprivation</i>	- Although there are no identified areas of high deprivation in Kingsclere, the absence of new housing may force locals, particularly the young, to move away and may result in overcrowding	0 Development would not have a direct impact on deprivation and inequality	0 Development would not have a direct impact on deprivation and inequality

		and therefore would not help to reduce deprivation.		
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• Relatively high CO2 emissions in the Borough • Relatively high levels of electricity consumption for domestic use • Local flooding • Water stressed area • Limited renewable energy generation – potential for more	0 This option would have a negligible impact on climate change	-/? New housing at Kingsclere is likely to result in increased journeys by private transport. However, new housing may enable locals to remain close to family and employment which would reduce commuting.	-/? New housing at Kingsclere is likely to result in increased journeys by private transport. However, new housing may enable locals to remain close to family and employment which would reduce commuting, and more housing may increase patronage of local services/facilities
4) To protect, and enhance local biodiversity, flora and fauna	• Lowland heaths e.g. Thames Basin Heaths • 19 SSSIs – generally in good condition across the Borough • SINCs • Opportunities to improve management • Identified Biodiversity Opportunity Areas • <i>A landscape buffer strip runs along the northern side of Kingsclere, bordering the A339, parts of which has been identified as having high ecological value.</i> • <i>There are SINCS to the north of the A339 and at the Recreation Ground.</i>	+ No development would protect local biodiversity	? The impact of this level of development on biodiversity in Kingsclere will depend on the site(s) and specifics of the development (although national guidance and a specific Local Plan policy will ensure protection)	? The impact of this level of development on biodiversity in Kingsclere will depend on the site(s) and specifics of the development (although national guidance and a specific Local Plan policy will ensure protection)
5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	• Key features of landscape areas identified in the Landscape Character Study • Land of high agricultural grade • <i>The North Wessex Downs AONB</i>	+ This option would protect the local landscape, soils etc.	?/- The settlement of Kingsclere is relatively constrained by the North Wessex Downs	-- The settlement of Kingsclere is relatively constrained by the North Wessex Downs AONB,

	<i>borders Kingsclere to the south</i> • <i>A landscape buffer strip runs along the northern side of Kingsclere, bordering the A339</i>		AONB, the landscape buffer along the A339 and a rural landscape to the west. Few sites were identified through the SHLAA that would not impact on the landscape character. However, there may be scope to accommodate 50 dwellings with minimal impact.	the landscape buffer along the A339 and a rural landscape to the west. Few sites were identified through the SHLAA that would not impact on the landscape character. An increased amount of development is likely to have an adverse impact on the landscape setting of Kingsclere and potentially the nationally designated AONB.
6) To maintain and improve the quality of water resources in the Borough	• Water stressed area • <i>There are groundwater protection zones to the south of Kingsclere</i>	+ This option would be supportive of this objective in principle.	+ There are no identified problems with the supply of water/discharge of sewerage with this number of dwellings subject to appropriate infrastructure being provided.	?/+ There are no known problems regarding discharge of sewerage subject to appropriate infrastructure being provided. The additional demand for water can be planned for through the Water Resources Management Plan and periodic review of prices process. However, the development must fund the local water distribution infrastructure required to serve it, including off-site infrastructure required to connect at the nearest point of capacity.
7) To reduce the risk of flooding and the resulting detriment to the local	• <i>Flood zone 3 runs through the centre of Kingsclere (Gaily Brook)</i> • <i>The SFRA shows there are</i>	0	? There is a flood zone 3, areas of localised	? There is a flood zone 3, areas of localised flooding

community, environment and economy	<i>localised areas of flooding</i> • <i>There are some critical drainage areas to the south-east of Kingsclere</i>		flooding and critical drainage areas in Kingsclere but national guidance and proposed Local Plan policies should ensure that any new development does not increase the risk of flooding.	and critical drainage areas in Kingsclere but national guidance and proposed Local Plan policies should ensure that any new development does not increase the risk of flooding.
8) To improve sustainable accessibility to all services and facilities	• The urban/rural nature of the borough is problematic for enabling sustainable accessibility to all services and facilities • The viability of many bus services remains reliant on government funding. • <i>Kingsclere has a local range of facilities including a primary school, a doctors surgery, local shops serving day to day needs, public houses and community facilities</i>	0/- This option would mainly have a negligible impact on access to services and facilities but there would be limited new patronage to support existing services/facilities.	+/- Some new housing may provide some additional patronage of services and facilities in Kingsclere, although may result in more journeys by private transport to higher order facilities.	+/- Some new housing may provide some additional patronage of services and facilities in Kingsclere, although may result in more journeys by private transport to higher order facilities.
9) To improve choice and access to sustainable transport options	• The urban/rural nature of the borough is problematic for supporting access to sustainable transport options • The viability of many bus services remains reliant on government funding. • Relatively low levels of public transport/alternatives to the car • <i>Kingsclere is served by an hourly bus service between Newbury and Basingstoke</i>	0/- This option would offer no additional patronage to existing bus services.	+/? The provision of some new housing may provide some additional patronage of existing bus services but is unlikely to improve choice and accessibility.	+/? The provision of a higher amount of new housing is likely to provide additional patronage of existing bus services but is unlikely to improve choice and accessibility.
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of	• Comparable educational attainment nationally slightly lower than across Hampshire • Sufficient school capacity across the borough though schools with	0 No allocation would have a negligible impact on this objective	+/- There are no identified constraints regarding primary and secondary school provision for this	?/- There are unlikely to be overriding constraints regarding primary and secondary school

the Borough, and personal development.	capacity may not be located where there is future demand (particularly locations in Basingstoke Town) • <i>Kingsclere has a primary school, but the nearest secondary school is in Burghclere</i>		number of houses, although the number of 4 yr olds forecast slightly exceed the available places. Developer contributions may be required if small expansion is necessary. An extension to current nursery provision would be required.	provision for this number of dwellings. Developer contributions may be required if small expansion is necessary. An extension to current nursery provision would be required.
11) To develop a diverse and competitive knowledge-based economy	• Relatively high job density • Relatively high proportion of large firms • Currently there is a relatively high proportion of borough residents working in distribution, hotels and restaurants, but also a relatively high proportion working in banking, finance and insurance occupations. • <i>There is one Employment Area in Kingsclere</i>	0 All options are likely to have a negligible impact on this objective	0 All options are likely to have a negligible impact on this objective	0 All options are likely to have a negligible impact on this objective
12) To maintain high and stable levels of employment	• The borough has a relatively high proportion of the population which is economically active. • 5.4% of the economically active population is unemployed, typical of rates in Hants and SE • Overall decline in numbers seeking Job Seekers Allowance over last decade, although there has been slight increase in claimant figures in last 12 months due to the recession • Basingstoke and Deane has a job ratio slightly over the regional average.	? The overall housing number for the Borough is based on the aim to maintain the current balance between jobs and workers and so whether or not housing is allocated at Kingsclere will not affect the overall balance. The impact of no new housing at Kingsclere on local employment levels is uncertain, particularly	? The overall housing number for the Borough is based on the aim to maintain the current balance between jobs and workers and so whether or not housing is allocated at Kingsclere will not affect the overall balance. New housing at Kingsclere is within commutable distance of jobs across the	? The overall housing number for the Borough is based on the aim to maintain the current balance between jobs and workers and so whether or not housing is allocated at Kingsclere will not affect the overall balance. New housing at Kingsclere is within commutable distance of jobs across the borough. The impact of a higher

	• <i>There is one Employment Area in Kingsclere and small scale employment provision in the village shops and services</i>	during a time of recession.	borough. The impact of some new housing at Kingsclere on local employment levels is uncertain, particularly during a time of recession.	level new housing at Kingsclere on local employment levels is uncertain, particularly during a time of recession.
13) To maintain and enhance sustainable economic growth	• Low average annual completions of industrial, office, retail development over last 3 years • Steady decrease in business deaths since 2009. • <i>There is one Employment Area in Kingsclere and small scale employment provision in the village shops and services</i>	0 All options are likely to have a negligible direct impact on this objective	0 All options are likely to have a negligible direct impact on this objective	0 All options are likely to have a negligible direct impact on this objective
14) To enhance the attractiveness of the Borough to visitors	• <i>Kingsclere is an attractive historic town and much of its core is designated as a Conservation Area, containing many listed buildings</i> • <i>The North Wessex Downs AONB is of national significance</i>	0	? The impact of this amount of development on the attractiveness of Kingsclere and its surrounding landscape will depend on the site(s) developed and the specific development.	- An increased amount of development is likely to have an adverse impact on the landscape setting and townscape of Kingsclere and potentially the nationally designated AONB.
15) To protect and enhance distinctive and high quality features of the local built environment	• Improve image of Basingstoke through high quality design. • Maintain the attractiveness of the boroughs Conservation Areas. • <i>Kingsclere is an attractive historic town and much of its core is designated as a Conservation Area, containing many listed buildings</i>	+ No allocation will ensure protection of the local built environment	? The impact of this amount of development on the high quality local built environment will depend on the site(s) developed and the specific development. However, other Local Plan policies (and national guidance) will ensure protection of the	? The impact of this amount of development on the high quality local built environment will depend on the site(s) developed and the specific development. However, other Local Plan policies (and national guidance) will ensure protection of the listed buildings and

			listed buildings and Conservation Area, as well as other high quality features of the local built environment.	Conservation Area, as well as other high quality features of the local built environment.
16) To improve the efficiency of resource use, including re-using previously developed land, existing buildings and materials, and encouraging the maximum use of sustainable design and construction technologies	• Development on pdl exceeded 60% over last few years. • Number of homes/buildings built to Code for Sustainable Homes standards/BREEAM unknown. • Relatively low recycling rate	0 This option would have a negligible impact on this objective.	- This level of development is unlikely to be achieved without the use of Greenfield sites. Other Local Plan policies will ensure use of sustainable design and construction technologies.	- This level of development is unlikely to be achieved without the use of Greenfield sites. Other Local Plan policies will ensure use of sustainable design and construction technologies.
(17) To create and sustain vibrant settlements and communities	• Basingstoke Town Centre is a vital and viable centre, and the District Centres are performing well. • <i>The Retail Study identified Kingsclere as relatively healthy and viable offering a limited range of goods and primarily meeting the day to day convenience goods shopping and service needs of its population. Its role as a local centre should be maintained and enhanced.</i>	0/- This option would not offer new patronage or support to services and facilities within the village.	+ Some new development would potentially offer increased patronage and support to local services and facilities. Contributions would be sought to upgrade existing social/community facility, the library, and also possibly for sports facilities.	+ A higher level of development would offer more patronage and support to local services and facilities Contributions would be sought to upgrade existing social/community facility, the library, and also possibly for sports facilities.
18) To promote and improve access to open space and countryside	• Borough generally well provided for in terms of open space although there are some local deficiencies • Opportunities to improve management of open space • <i>The Cricket Ground, The Dell and The Fieldgate Centre provide large areas of open space although the Fieldgate Centre's</i>	0	? The impact on this objective will depend on the site(s) developed, provision of open space and impact on access to the countryside.	? The impact on this objective will depend on the site(s) developed, provision of open space and impact on access to the countryside.

	<i>value for informal recreation is limited by its primary role as the premier sports space for Kingsclere.</i> • <i>There is no Neighbourhood Park in Kingsclere</i>			
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Crime rates for B&D generally comparable with, or slightly lower than Hants and SE. • Slight reduction in overall crime rates over the last few years.	0	0	0
20) To improve health and well-being through the development of healthy communities	• Health and wellbeing of residents of the borough generally good. • Higher teenage conception rates than for Hampshire/the south east. • Ageing population • <i>There are limited facilities for teenagers in Kingsclere</i>	0	0 Financial contributions would be sought for the expansion of existing surgeries.	? It is likely that financial contributions would be sought for the expansion of existing surgeries.

Oakley

Sustainability Objectives	B & D Sustainability issues/Local Plan issues	Option 1 – No allocation	Option 2 – allocation figure for 200 dwellings (non-site specific)	Option 3 – allocation figure for 250+ dwellings (non-site specific)
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	- Population set to grow steadily, and ageing - Increasing numbers of people in housing need on the housing register - Affordability of housing/difficulties getting on the housing ladder - Limited provision for gypsy and traveller sites - Sustainability of housing <i>Oakley has 370 people in general need of housing (August 2011).</i> <i>Oakley has accommodated 86 new homes over the last 10 years and there are a further 13 dwellings coming forward through committed developments.</i> <i>The New Homes consultation identified that the majority of responses stated that there had been too much housing development in the borough over the last ten years and enough homes had been built in their local area.</i>	- Without any specified housing allocation for Oakley, new housing development would be limited to infill and redevelopment within the Settlement Policy Boundary. There is a housing need for new dwellings, including affordable housing, although local consultation did not show support for additional dwellings. No provision is made for gypsies and travellers	+/- A housing allocation for 200 dwellings over the Plan period would help address local need, providing a range of house types and sizes including affordable housing (approximately 60 affordable dwellings). No provision is made for gypsies and travellers	++/- A housing allocation for 250 dwellings over the Plan period would address local need providing a range of house types and sizes including affordable housing (at least 100 affordable dwellings). No provision is made for gypsies and travellers
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	- The number of people claiming council tax and housing benefits is increasing - Some groups/areas suffering from fuel poverty <i>Oakley does not have any areas</i>	0 Development would not have a direct impact on deprivation and inequality.	0 Development would not have a direct impact on deprivation and inequality	0 Development would not have a direct impact on deprivation and inequality

	<i>identified as having high levels of deprivation</i>			
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• Relatively high CO2 emissions • Relatively high levels of electricity consumption for domestic use • Local flooding • Water stressed area • Limited renewable energy generation – potential for more	0 This option would have a negligible impact on climate change	-/? New housing at Oakley is likely to result in increased journeys by private transport. However, new housing may enable locals to remain close to family and employment which would reduce commuting.	-/? New housing at Oakley is likely to result in increased journeys by private transport. However, new housing may enable locals to remain close to family and employment which would reduce commuting, and more housing may increase patronage of local services/facilities
(4) To protect, and enhance local biodiversity, flora and fauna	• Lowland heaths e.g. Thames Basin Heaths • 19 SSSIs – generally in good condition • SINC • Opportunities to improve management e.g. River Loddon • Identified Biodiversity Opportunity Areas • <i>St John's Copse, Cow Down Copse, Well's Copse, Mother's Copse and Jeffrey's Copse (outside the eastern boundary of the SPB) and Bulls Bushes Copse, Pardown Copse and Small's Copse (outside the southern boundary of the SPB) are designated SINC.</i>	+ No development would protect local biodiversity	? The impact of this level of development on biodiversity in Oakley will depend on the site(s) and specifics of the development (although national guidance and a specific Local Plan policy will ensure protection)	? The impact of this level of development on biodiversity in Oakley will depend on the site(s) and specifics of the development (although national guidance and a specific Local Plan policy will ensure protection)
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	• Key features of landscape areas identified in the Landscape Character Study • Land of high agricultural grade • <i>The North Wessex Downs AONB lies to the north east of Oakley.</i>	+	?/- The impact of new development on the landscape, soils etc., will depend on the site(s) and nature of development. However, some of the land around	-/? The impact of new development on the landscape, soils etc., will depend on the site(s) and nature of development. However, some of the land around

			Oakley is likely to be of high agricultural value and new development may negatively impact on the landscape quality and setting of Oakley. The Landscape Capacity Study identifies land to the east of Oakley as providing a buffer between Basingstoke and Oakley.	Oakley is likely to be of high agricultural value and new development may negatively impact on the landscape quality and setting of Oakley. A higher level of development is more likely to result in a negative impact on this objective. The Landscape Capacity Study identifies land to the east of Oakley as providing a buffer between Basingstoke and Oakley.
6) To maintain and improve the quality of water resources in the Borough	• Water stressed area • River Loddon quality issue • River Test aquatic species and salmonid status • River Itchen Special Area of Conservation • <i>There are areas of Groundwater Protection Zone 3 to the east and south of the settlement.</i>	+ Water quality will be maintained with no development	+/? There are groundwater protection zones to the east and south of Oakley. South East Water's Water Resource Management Plan sets out how water will be provided up to 2020. There is insufficient capacity in the local sewerage system - developer(s) would need to provide necessary off-site infrastructure to connect.	+/? There area groundwater protection zones to the east and south-west of Oakley. South East Water's Water Resource Management Plan sets out how water will be provided up to 2020. Investment would be required to provide additional wastewater treatment capacity to serve new development.
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	• <i>Oakley has a low risk of flooding, although there have been some localised incidents.</i>	0	0 Although Oakley has a low risk of flooding, there have been localised incidents. National	0 Although Oakley has a low risk of flooding, there have been localised incidents. National guidance and

			guidance and proposed Local Plan policies should ensure that any new development does not increase the risk of flooding.	proposed Local Plan policies should ensure that any new development does not increase the risk of flooding.
8) To improve sustainable accessibility to all services and facilities	- The urban/rural nature of the borough is problematic for enabling sustainable accessibility to all services and facilities - The viability of many bus services remains reliant on government funding. <i>Oakley has a primary school, a doctors surgery, public house / restaurant and local shops.</i>	0/- This option would mainly have a negligible impact on access to services and facilities but there would be limited new patronage to support existing services/facilities.	+/- Some new housing may provide some additional patronage of services and facilities in Oakley, although may result in more journeys by private transport to higher order facilities.	+/- Some new housing may provide some additional patronage of services and facilities in Oakley, although may result in more journeys by private transport to higher order facilities.
9) To improve choice and access to sustainable transport options	- The urban/rural nature of the borough is problematic for supporting access to sustainable transport options - The viability of many bus services remains reliant on government funding. - Relatively low levels of public transport/alternatives to the car <i>Oakley is served by regular buses, providing connections to Basingstoke, Andover and Winchester.</i>	0/- This option would offer no additional patronage to existing bus services.	+/? The provision of some new housing may provide some additional patronage of existing bus services but is unlikely to improve choice and accessibility.	+/? The provision of some new housing may provide some additional patronage of existing bus services but is unlikely to improve choice and accessibility.
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	- Comparable educational attainment nationally slightly lower than across Hampshire - Sufficient school capacity across the borough though schools with capacity may not be located where there is future demand (particularly locations in Basingstoke Town) <i>Oakley has a primary school</i> <i>The nearest secondary schools are</i>	0	+ The number of 4 year olds forecast for the area slightly exceed the available places but this is not an overriding constraint. Developer contributions may be required if small expansion is necessary.	? An increase in school capacity may be required with the need for developer contributions.

	<i>in Basingstoke (e.g. Brighton Hill, Bishop Challoner)</i> • <i>The nearest further education facilities are at QMC and BCOT in Basingstoke.</i>			
11) To develop a diverse and competitive knowledge-based economy	• Relatively high job density • Relatively high proportion of large firms • Currently there is a relatively high proportion of borough residents working in distribution, hotels and restaurants, but also a relatively high proportion working in banking, finance and insurance occupations.	0 All options are likely to have a negligible impact on this objective	0 All options are likely to have a negligible impact on this objective	0 All options are likely to have a negligible impact on this objective
12) To maintain high and stable levels of employment	• The borough has a relatively high proportion of the population which is economically active. • 5.4% of the economically active population is unemployed, typical of rates in Hants and SE • Overall decline in numbers seeking Job Seekers Allowance over last decade, although there has been slight increase in claimant figures in last 12 months due to the recession • Basingstoke and Deane has a job ratio slightly over the regional average. • <i>There is small scale employment provision in the village shops and services.</i>	0 The overall housing number for the Borough is based on the aim to maintain the current balance between jobs and workers and so whether or not housing is allocated at Oakley will not affect the overall balance.	0 The overall housing number for the Borough is based on the aim to maintain the current balance between jobs and workers and so whether or not housing is allocated at Oakley will not affect the overall balance. New housing at Oakley is within commutable distance of jobs across the borough, particularly Basingstoke.	0 The overall housing number for the Borough is based on the aim to maintain the current balance between jobs and workers and so whether or not housing is allocated at Oakley will not affect the overall balance. New housing at Oakley is within commutable distance of jobs across the borough, particularly Basingstoke.
13) To maintain and enhance sustainable economic growth	• Low average annual completions of industrial, office, retail development over last 3 years • Steady decrease in business deaths since 2009. • <i>There is small scale employment</i>	0 All options are likely to have a negligible direct impact on this objective	0 All options are likely to have a negligible direct impact on this objective	0 All options are likely to have a negligible direct impact on this objective

	<i>provision in the village shops and services.</i>			
14) To enhance the attractiveness of the Borough to visitors	There is an issue around the image of Basingstoke Town, particularly from those outside the borough. Potential implications regarding investment in the town.	0	? The impact of this amount of development on the attractiveness of Oakley and its surrounding landscape will depend on the site(s) developed and the specific development.	? The impact of this amount of development on the attractiveness of Oakley and its surrounding landscape will depend on the site(s) developed and the specific development.
15) To protect and enhance distinctive and high quality features of the local built environment	- Improve image of Basingstoke through high quality design. - Maintain the attractiveness of the boroughs Conservation Areas. <i>To the west of Oakley is Church Oakley Conservation Area, which also includes a number of listed buildings.</i>	+ No allocation will ensure protection of the local built environment	? The impact of this amount of development on the high quality local built environment will depend on the site(s) developed and the specific development. However, other Local Plan policies (and national guidance) will ensure protection of the listed buildings and Conservation Area, as well as other high quality features of the local built environment.	? The impact of this amount of development on the high quality local built environment will depend on the site(s) developed and the specific development. However, other Local Plan policies (and national guidance) will ensure protection of the listed buildings and Conservation Area, as well as other high quality features of the local built environment.
16) To improve the efficiency of resource use, including re-using previously developed land, existing buildings and materials, and encouraging the maximum use of sustainable design and construction technologies	- Development on pdl exceeded 60% over last few years. - Number of homes/buildings built to Code for Sustainable Homes standards/BREEAM unknown. - Relatively low recycling rate	0	- This level of development is unlikely to be achieved without the use of Greenfield sites. Other Local Plan policies will ensure use of sustainable design and construction technologies.	- This level of development is unlikely to be achieved without the use of Greenfield sites. Other Local Plan policies will ensure use of sustainable design and construction technologies.
17) To create and	Basingstoke Town Centre is a vital	0/-	+/-	?/-

sustain vibrant settlements and communities	and viable centre, and the District Centres are performing well. • <i>The Retail Study identifies that local parades such as those in Oakley have an important function in meeting the day-to-day needs of nearby residential areas.</i>	This option would not offer new patronage or support to services and facilities within the village, and would not offer any new housing choice.	An increase in the local population may help to support local services and facilities, and will provide some choice of new housing, including affordable housing. Financial contributions would be sought to upgrade existing social/community facilities and possibly sports facilities.	An increase in the local population may help to support local services and facilities, and will provide some choice of new housing, including affordable housing. Contributions would be sought towards a new social/community facility and also possibly towards sports facilities. This amount of development would need to be phased to ensure integration.
18) To promote and improve access to open space and countryside	• Borough generally well provided for in terms of open space although there are some local deficiencies • Opportunities to improve management of open space • <i>There is no Neighbourhood Park in Oakley.</i> • <i>The distribution and quantity of open space suitable for kickabout is poor</i> • <i>All housing is within 300m of accessible natural greenspace apart from that in the northwest, but most sites are small or difficult to access.</i> • <i>Oakley Parish Council and Ward Members have aspirations for the enhancement of Kennet Way play area and open space, a multi-use games area, cycle tracks and village greens.</i>	0	? The impact on this objective will depend on the site(s) developed, provision of open space and impact on access to the countryside.	? The impact on this objective will depend on the site(s) developed, provision of open space and impact on access to the countryside.
19) To improve	• Crime rates for B&D generally	0	?	?

community safety by reducing crime, the fear of crime, and antisocial behaviour	comparable with, or slightly lower than Hants and SE. • Slight reduction in overall crime rates over the last few years.			
20) To improve health and well-being through the development of healthy communities	• Health and wellbeing of residents of the borough generally good. • Higher teenage conception rates than for Hampshire/the south east. • Ageing population • <i>Oakley has a GP surgery. The nearest hospital is at Basingstoke (North Hants).</i>	0	0 Contributions would be sought for expansion of existing surgeries.	? The impact is uncertain but it is likely that contributions could be sought for expansion of existing surgeries if necessary.

Overton

Sustainability Objectives	B & D Sustainability issues/ <i>Overton sustainability issues</i>	Option 1 No allocation	Option 2 Allocation for 120 dwellings at Overton Hill	Option 3 Allocation for 120 dwellings at Overton Hill plus an allocation for 150 dwellings (unspecified site), total 270
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	- Population set to grow steadily, and ageing - Increasing numbers of people in housing need on the housing register - Affordability of housing/difficulties getting on the housing ladder - Limited provision for gypsy and traveller sites - Sustainability of housing <i>Overton has 64 people in general need of housing (August 2011).</i> <i>242 new homes have been built over the last 10 years.</i> <i>The Rural Housing Study indicates high levels of demand for private and affordable housing.</i> <i>The New Homes consultation identified that the majority of responses stated over the last 10 years too much housing has been built and no new homes needed as enough have been built.</i>	- Without any specified housing allocation for Overton, new housing development would be limited to infill and redevelopment within the Settlement Policy Boundary. There is a housing need for new dwellings, including affordable housing. A limited amount of new affordable housing may be provided as a rural exception. No provision is made for gypsies and travellers.	+/- A housing allocation for 120 dwellings over the Plan period would help address local need, providing a range of house types and sizes including affordable housing (approximately 48 affordable dwellings). However, no provision is made for gypsies and travellers	++/- A housing allocation for 270 dwellings over the Plan period would address local need providing a range of house types and sizes including affordable housing (at least 88 dwellings). However, no provision is made for gypsies and travellers
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	- Some local areas in the Borough suffering from deprivation - The number of people claiming council tax and housing benefits is	- Although there are no identified areas of high deprivation in Overton, the	0 Development of this site would not have a direct impact on deprivation	0 A greater amount of housing in Overton would not have a direct impact on

	increasing • Some groups/areas suffering from fuel poverty • <i>Overton does not have any areas identified as having high levels of deprivation</i>	absence of new housing may force locals, particularly the young, to move away and may result in overcrowding and therefore wouldn't help to reduce deprivation.	and inequality (although it may help reduce overcrowding and enable locals to stay local)	deprivation and inequality (although it may help reduce overcrowding and enable locals to stay local)
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• Relatively high CO2 emissions • Relatively high levels of electricity consumption for domestic use • Local flooding • Water stressed area • Limited renewable energy generation – potential for more	0 This option would have a negligible impact on climate change	-/?/++ Development is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. The site has some local accessibility to the centre of Overton and primary school with the railway station being nearby. Some improvements required to walking and cycling links. The site is likely to result in moderate car journeys. However, new housing may enable locals to remain close to family and employment which would reduce commuting. The site has the potential to incorporate and/or promote the use of renewable energy technologies and is of sufficient size to deliver decentralised energy.	-/? Development is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. New housing at Overton is likely to result in increased journeys by private transport. However, new housing may enable locals to remain close to family and employment which would reduce commuting, and more housing may increase patronage of local services/facilities

(4) To protect, and enhance local biodiversity, flora and fauna	• Lowland heaths e.g. Thames Basin Heaths • 19 SSSIs – generally in good condition • SINC • Opportunities to improve management e.g. River Loddon • Identified Biodiversity Opportunity Areas • <i>The River Test, running through Overton, is a designated SSSI.</i> • <i>There are designated SINC outside the SPB at Berrydown Copse, Burley Wood, Court Drove Woodland Strip, Heath Copse and Rotten Hill Copse.</i>	+ No development would protect local biodiversity	0 The majority of this site is considered to be of low biodiversity value given current agricultural use. There are no designated sites within the site boundaries, but the R Test SSSI and associated habitat is adjacent. There would be potential to enhance the biodiversity value of the uncultivated land along the northern edge of the site. Subject to development only occurring within intensively managed agricultural areas and subject to mitigation, a neutral assessment is appropriate.	? None of the SHLAA sites that have been subject to strategic site assessment have been predicted to have a negative impact on biodiversity, but the actual impact would be site(s) dependent.
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	• Key features of landscape areas identified in the Landscape Character Study • AONB • Land of high agricultural grade • <i>The North Wessex Downs AONB lies to the north of the railway line.</i>	+ No development allocation would protect the local landscape and soils.	+/-/? Assessed as having a high capacity for development within the Landscape Capacity Study. Development should be kept to the lower slopes near to the western and northern boundaries. 76% of the site is classified as grade 3a (good quality) agricultural quality, 22% 3b (moderate quality)	?/- All of the other SHLAA sites in Overton have either a low landscape capacity or are predominantly high agricultural grade and therefore more development at Overton is likely to negatively impact this objective.

			The north western part of the site falls within a Mineral Consultation Area for sharp sand and gravel but is not considered to be an overriding constraint to development.	
6) To maintain and improve the quality of water resources in the Borough	• Water stressed area • River Test aquatic species and salmonid status • River Itchen Special Area of Conservation • <i>Groundwater Protection Zone 2 runs to the east of the village, along the B3400.</i> • <i>Overton has issues in respect of sewerage capacity and flooding.</i> • <i>Overton Wastewater Treatment Works has insufficient capacity to accept additional flows, but could be expanded, subject to consent from the Environment Agency.</i>	+ Water quality should be maintained with no development	?/0/+//? Given the scale of development proposed a separate Water Cycle Study is not required. Subject to new discharge consents (for treatment works) to improve the effluent discharged, the development would not have a negative impact on water quality. A small area of the southern part of the site is Source Protection Zone 2 which would not be a significant issue with regard to water pollution subject to compliance with groundwater protection policy. South East Water's Water Resource Management Plan sets out how water will be	? Given the scale of development proposed a separate Water Cycle Study is not likely to be required. Subject to new discharge consents (for treatment works) to improve the effluent discharged, the development would not have a negative impact on water quality. South East Water's Water Resource Management Plan sets out how water will be provided up to 2020. The Water Cycle Study identifies that Overton would be approaching or breaching the STW flow consent if the population increase tested was to come forward and Southern Water have stated that this site could drain to SWS Overton

			provided up to 2020. The Water Cycle Study identifies that Overton would be approaching or breaching the STW flow consent if the population increase tested was to come forward and Southern Water have stated that this site could drain to SWS Overton wastewater treatment works which currently has insufficient capacity to accept the flows but SWS is not aware of any environmental constraints that would stop the expansion of the current works, subject to consent from the Environment Agency.	wastewater treatment works which currently has insufficient capacity to accept the flows but SWS is not aware of any environmental constraints that would stop the expansion of the current works, subject to consent from the Environment Agency.
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	- Flooding in flood zones – identify main areas, and localised <i>The River Test runs east-west to the north of the village centre and the surrounding areas fall within Flood Zones 2 and 3.</i>	0	++/? The site is situated wholly within Flood Zone 1. The site is outside of and is not Upstream of a Critical Drainage Area. There is no record of groundwater or localised flooding within the site. The site is not at risk of future surface water flooding in a 1 in 200 year event.	? There are flood zones 2 and 3 within Overton but national guidance and proposed Local Plan policies should ensure that any new development does not increase the risk of flooding.

			The site has a very low standard percentage runoff. Subject to a surface water/drainage strategy this is not deemed to be a significant constraint to development.	
8) To improve sustainable accessibility to all services and facilities	- The urban/rural nature of the borough is problematic for enabling sustainable accessibility to all services and facilities - The viability of many bus services remains reliant on government funding. <i>Overton has a primary school, a GP surgery, library and local shops including a food store and specialist stores.</i> <i>The New Homes consultation identified responses that new facilities / infrastructure are required locally.</i>	0/- This option would mainly have a negligible impact on access to services and facilities but there would be limited new patronage to support existing services/facilities.	+/0/? The site links to existing areas and has accessibility to local services where walking and cycling are possible. Some improvements required to existing walking and cycle links. Railway station is convenient but car journeys will be moderate. The Transport Assessment/Model indicates that there will be no wider benefits in terms of transport linkages or new facilities/infrastructure. There is insufficient capacity at some of the community facilities.	+/- Some new housing may provide some additional patronage of services and facilities in Overton, although may result in more journeys by private transport to higher order facilities.
9) To improve choice and access to sustainable transport options	- The urban/rural nature of the borough is problematic for supporting access to sustainable transport options - The viability of many bus services remains reliant on government	0/- This option would offer no additional patronage to existing bus services.	0 There will be no wider benefits for other sites/users in terms of transport linkages or new	+/? The provision of a higher amount of new housing is likely to provide additional patronage of existing bus services but is unlikely to

	funding. - Relatively low levels of public transport/alternatives to the car <i>Overton has a railway station with links to Andover, Basingstoke and London and bus connections</i>		facilities/infrastructure	improve choice and accessibility.
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	- Comparable educational attainment nationally slightly lower than across Hampshire - Sufficient school capacity across the borough though schools with capacity may not be located where there is future demand (particularly locations in Basingstoke Town) <i>Overton has a primary school. New development will require an expansion of the existing school.</i> <i>The nearest secondary school (Testbourne) is in Whitchurch. Testbourne secondary school would need to be expanded by 150 places if all the SHLAA sites in Overton were to come forward.</i> <i>The nearest further education facilities are at QMC and BCOT in Basingstoke.</i>	0 No allocation would have a negligible impact on this objective	- Expansion of Overton school is planned for Sep. 2012 (2FE). There is potential to expand this to a 3FE in terms of this site but this will be subject to a building feasibility study being undertaken. Expansion of existing secondary school (Testbourne) by 150 places will be required subject to feasibility study. Financial contribution would be sought	- There is insufficient capacity at local primary and secondary schools for further development. Higher levels of development are likely to require expansion of the primary school (requiring financial contributions). This level of development may require expansion of the secondary school at Whitchurch (also dependent on population increase at Whitchurch). A detailed building feasibility study will be required to assess if this is possible, financial contributions will be required.
11) To develop a diverse and competitive knowledge-based economy	- Relatively high job density - Relatively high proportion of large firms - Currently there is a relatively high proportion of borough residents working in distribution, hotels and restaurants, but also a relatively high proportion working in banking, finance and insurance occupations. <i>There are no designated Employment Areas in Overton, although local provision is provided</i>	0	0/+ Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by	0 Development is likely to be accessible to employment by various modes of transport. It is not known at this stage if there would be any loss of employment.

	<i>at services and businesses through the village.</i>		walk, cycle, bus, car and train. Currently excellent broadband coverage and predicted to receive NGA coverage up to 40 Mbs by 2015.	
12) To maintain high and stable levels of employment	- The borough has a relatively high proportion of the population which is economically active. 5.4% of the economically active population is unemployed, typical of rates in Hants and SE - Overall decline in numbers seeking Job Seekers Allowance over last decade, although there has been slight increase in claimant figures in last 12 months due to the recession - Basingstoke and Deane has a job ratio slightly over the regional average. <i>There is small scale employment provision in the village shops, services and local businesses.</i>	? The impact of no new housing at Overton on local employment levels is uncertain, particularly during a time of recession.	0/+ Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number of employment areas by walk, cycle, bus, car and train. Currently excellent broadband coverage and predicted to receive NGA coverage up to 40 Mbs by 2015.	? New housing at Overton is within commutable distance of jobs across the borough. The impact of a higher level new housing at Overton on local employment levels is uncertain, particularly during a time of recession. Broadband coverage in Overton is generally good or excellent.
13) To maintain and enhance sustainable economic growth	- Low average annual completions of industrial, office, retail development over last 3 years - Steady decrease in business deaths since 2009. <i>There is small scale employment provision in the village shops, services and local businesses.</i>	0	0/+ Development of the site will not entail the loss of any employment land. There is no indication at this stage that the site would incorporate commercial premises, however, the site is accessible to a number	0/+ None of the SHLAA sites entail the loss of employment land There is no indication at this stage that higher levels of development would incorporate commercial premises, however, the site is

			of employment areas by walk, cycle, bus, car and train. Currently excellent broadband coverage and predicted to receive NGA coverage up to 40 Mbs by 2015.	accessible to a number of employment areas by walk, cycle, bus, car and train. Broadband coverage in Overton is generally good or excellent.
14) To enhance the attractiveness of the Borough to visitors	- Overton is an attractive historic town and much of its core is designated as a Conservation Area, containing many listed buildings - The North Wessex Downs AONB is of national significance	0	0 There is no indication at this stage that the site would incorporate anything other than housing that would be attractive to visitors.	?/- Care would need to be taken to ensure that a higher level of development would not negatively impact the historic character and landscape setting of Overton.
15) To protect and enhance distinctive and high quality features of the local built environment	- Improve image of Basingstoke through high quality design. - Maintain the attractiveness of the boroughs Conservation Areas. - Overton is an attractive historic town and much of its core is designated as a Conservation Area, containing many listed buildings - The Laverstoke and Freefolk Conservation Area lies to the west of Overton.	+ No allocation would ensure protection of the built environment	?/- Low/medium potential for impact on archaeological interest. Part of the site lies within, and directly adjoins the Overton Conservation Area. Grade II listed buildings lie within close proximity of the north western corner of the site.	?/- There is the potential for additional development to negatively impact on high quality features of the local built environment, but this is site/design dependent and is uncertain at this stage.
16) To improve the efficiency of resource use, including re-using previously developed land, existing buildings and materials, and encouraging the maximum use of	- Development on pdl exceeded 60% over last few years. - Number of homes/buildings built to Code for Sustainable Homes standards/BREEAM unknown. - Relatively low recycling rate	0	-/? Greenfield site but no record of contamination. The assessment of many of these issues are largely design related so are unable to	- A higher level of development would entail more use of Greenfield sites. The assessment of many of these issues are largely

sustainable design and construction technologies			be assessed at this stage.	design related so are unable to be assessed at this stage.
(17) To create and sustain vibrant settlements and communities	• Basingstoke Town Centre is a vital and viable centre, and the District Centres are performing well. • <i>Overton functions as a small District Centre, primarily serving the day-to-day food and convenience goods shopping needs of its local residents.</i> • <i>The Retail Study identified that there was scope for a qualitative enhancement of its shopping offer, particularly convenience goods.</i>	0/- This option would not offer new patronage or support to services and facilities within the village.	+/? Development of this site would not lead to coalescence of settlements as there are none beyond this part of Overton that would be affected. The site extends north and eastwards beyond the existing settlement of Overton does impact upon the setting of the Overton Conservation Area. Development would therefore have a limited relationship to the existing settlement in terms of form, scale and character. There is potential to mitigate if the extent of development within the site is restricted. There has been recent development to the south and would therefore not lead to an isolated form of development but the impact of further development on community cohesion should be considered.	? Although, in principle, additional development would provide the potential for additional patronage and support for local services and facilities, some of the SHLAA sites may result in isolated development that does not relate well to the rest of the development. Local consultation has indicated that most respondents consider that there has been enough new housing built in Overton in the last 10 years.

			It is unknown at this stage whether any development of the site would provide new facilities or services.	
18) To promote and improve access to open space and countryside	- Borough generally well provided for in terms of open space although there are some local deficiencies - Opportunities to improve management of open space <i>Overton Parish Council and Ward Members have identified priorities for teenage facilities and a multi-use games area, allotments and improved countryside access.</i> <i>The Parish Council wants to plant a community orchard next to the new play area on London Road.</i>	0	? There is a newly provided neighbourhood park on Overton Hill and the site of the neighbourhood equipped play area to be provided at the bottom of Overton Hill. Facilities do not currently have the capacity to accommodate fully the needs of the additional residents generated by the site.	? Any additional housing would require on-site provision of open space and/or financial contributions towards off-site provision/improvements. Further Greenfield development may reduce access to the countryside.
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	- Crime rates for B&D generally comparable with, or slightly lower than Hants and SE. - Slight reduction in overall crime rates over the last few years.	0	0 The impact on crime and community safety cannot be determined at this stage.	0 The impact on crime and community safety cannot be determined at this stage.
20) To improve health and well-being through the development of healthy communities	- Health and wellbeing of residents of the borough generally good. - Higher teenage conception rates than for Hampshire/the south east. - Ageing population <i>Overton has a GP surgery. The nearest hospital is at Basingstoke (North Hants).</i> <i>In order to meet the expected increase in need for primary care, the existing GP practice would need to be refurbished or extended.</i>	0	0/?/++ There is adequate healthcare capacity to serve the site or there are plans in place to improve the infrastructure. Newly provided neighbourhood park adjacent to the site, and neighbourhood equipped play area to be provided	0/? There is adequate healthcare to serve a larger population (or financial contributions would be sought to improve). In principle, a larger amount of development is unlikely to conflict with this objective, although it will depend on the site. Also,

			at the bottom of Overton Hill. Site of sufficient size to provide open space. The site is not subject to unacceptable noise pollution, and is not close to an unneighbourly use.	local consultation has not indicated support for further development.

Whitchurch

Sustainability Objectives	B & D Sustainability issues/Local Plan issues	Option 1 No allocation	Option 2 150 dwellings at sites WHIT006 and 007	Option 3 150 dwellings at sites WHIT006 and 007 plus an allocation for 200 dwellings (unspecified site), total 350	Option 4 Option 3 plus a further allocation of 100+ dwellings (unspecified site). This totals 450 dwellings
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	- Population set to grow steadily, and ageing - Increasing numbers of people in housing need on the housing register - Affordability of housing/difficulties getting on the housing ladder - Limited provision for gypsy and traveller sites - Sustainability of housing <i>Whitchurch has 85 people in general need of housing (August 2011).</i> <i>Whitchurch has accommodated 123 dwellings over the past 10 years , including 61 dwellings at Park View.</i> <i>A further 20 homes are expected to be come forward through committed development.</i> <i>The New Homes consultation identified that the majority of responses felt that too much</i>	- Without any specified housing allocation for Whitchurch, new housing development would be limited to infill and redevelopment within the Settlement Policy Boundary. There is a housing need for new dwellings, including affordable housing. A limited amount of new affordable housing may be provided as a rural exception. No provision is made for gypsies and travellers.	+/- A housing allocation for 150 dwellings over the Plan period would help address local need, providing a range of house types and sizes including affordable housing. However, no provision is made for gypsies and travellers	++/- A housing allocation for 350 dwellings over the Plan period would help address local need, providing a range of house types and sizes including affordable housing. However, no provision is made for gypsies and travellers	++/- A housing allocation for 450 dwellings over the Plan period would address local need, providing a range of house types and sizes including affordable housing. However, no provision is made for gypsies and travellers

	<i>housing development has taken place over the last 10 years and no new homes are needed as enough have been built.</i> • <i>Whitchurch Town Council has advised that they are actively seeking to bring forward a rural exceptions site to meet local need for affordable homes.</i>				
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	• Some local areas in the Borough suffering from deprivation • The number of people claiming council tax and housing benefits is increasing • Some groups/areas suffering from fuel poverty • <i>Whitchurch does not have any areas identified as having high levels of deprivation</i>	- Although there are no identified areas of high deprivation in Whitchurch, the absence of new housing may force locals, particularly the young, to move away and may result in overcrowding and therefore wouldn't help to reduce deprivation.	0 Development of this site would not have a direct impact on deprivation and inequality (although it may help reduce overcrowding and enable locals to stay local)	0 A greater amount of housing in Whitchurch would not have a direct impact on deprivation and inequality (although it may help reduce overcrowding and enable locals to stay local)	0 A greater amount of housing in Whitchurch would not have a direct impact on deprivation and inequality (although it may help reduce overcrowding and enable locals to stay local)
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	• Relatively high CO2 emissions • Relatively high levels of electricity consumption for domestic use • Local flooding • Water stressed area • Limited renewable energy generation – potential for more	0 This option would have a negligible impact on climate change	-/? Development is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. New housing at Whitchurch is likely to result in increased journeys by private transport.	-/? Development is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. New housing at Whitchurch is likely to result in increased journeys by private transport. However, new housing may enable locals to	-/? Development is likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. New housing at Whitchurch is likely to result in increased journeys by private transport. However, new housing may enable locals to remain close to family and

			However, new housing may enable locals to remain close to family and employment which would reduce commuting, and more housing may increase patronage of local services/facilities	remain close to family and employment which would reduce commuting, and more housing may increase patronage of local services/facilities	employment which would reduce commuting, and more housing may increase patronage of local services/facilities
(4) To protect, and enhance local biodiversity, flora and fauna	• Lowland heaths e.g. Thames Basin Heaths • 19 SSSIs – generally in good condition • SINCs • Opportunities to improve management e.g. River Loddon • Identified Biodiversity Opportunity Areas • <i>The River Test, running through Whitchurch, is a designated SSSI.</i> • <i>Cowdown Copse and Hurstbourne Park (lying to the west of the A34), Whitchurch Water Meadow (outside the southwest corner of the SPB), Cowslip Bank and Clapper Copse (outside the east boundary of the SPB) are designated SINCs.</i>	+ No development would protect local biodiversity	0/? It is considered that the allocated sites would have a neutral impact on biodiversity. The other Category 1 SHLAA sites for Whitchurch which have been appraised would either have a negligible impact or uncertain (largely due to proximity to the River Test SSSI).	0/? It is considered that the allocated sites would have a neutral impact on biodiversity. The other Category 1 SHLAA sites at Whitchurch which have been appraised would either have a negligible impact or uncertain (largely due to proximity to the River Test SSSI).	0/? It is considered that the allocated sites would have a neutral impact on biodiversity. The other Category 1 SHLAA sites at Whitchurch which have been appraised would either have a negligible impact or uncertain (largely due to proximity to the River Test SSSI).
(5) To protect and enhance the distinctiveness and quality of the local	• Key features of landscape areas identified in the Landscape Character Study • Land of high agricultural grade	+ No development allocation would protect the local landscape and	+/-/0 Sites WHIT006 and WHIT007 are within the AONB	- Sites WHIT006 and WHIT007 are within the AONB however	- Some of the category 1 SHLAA sites at Whitchurch have been

landscape, soils, geological and geomorphologic interests	<i>The North Wessex Downs AONB covers the area of the parish to the north of the railway line and also runs along part of the western boundary.</i>	soils.	however they are identified as having medium landscape capacity within the Landscape Capacity Study. Both comprise a high proportion of high quality agricultural land, and both fall within a Mineral Consultation Area but this is not considered to be a significant constraint to development.	they are identified as having medium landscape capacity within the Landscape Capacity Study. Both comprise a high proportion of high quality agricultural land, and both fall within a Mineral Consultation Area but this is not considered to be a significant constraint to development. Some of the category 1 SHLAA sites at Whitchurch have been identified as having a low/medium capacity for development in the Landscape Capacity study and therefore additional development may have a negative impact on landscape capacity. These sites also comprise a high proportion of high quality agricultural land and fall within the Mineral Consultation Area. Additional development may therefore have a negative impact on	identified as having a low/medium capacity for development in the Landscape Capacity study and therefore additional development is likely to have a negative impact on landscape capacity. These sites also comprise a high proportion of high quality agricultural land and fall within the Mineral Consultation Area. Additional development is likely to have a negative impact on this objective cumulatively. Some of the category 1 SHLAA sites at Whitchurch have been identified as having a low/medium capacity for development in the Landscape Capacity study and therefore additional development may have a negative impact on landscape capacity. These sites also comprise a high proportion of high quality agricultural land and fall within the Mineral Consultation

				this objective cumulatively.	Area. Additional development may therefore have a negative impact on this objective cumulatively.
6) To maintain and improve the quality of water resources in the Borough	• Water stressed area • River Loddon quality issue • River Test aquatic species and salmonid status • River Itchen Special Area of Conservation • <i>Groundwater Protection Zones 1 and 2 cover a significant area of Whitchurch.</i> • <i>Whitchurch Wastewater Treatment Works has insufficient capacity to accept additional flows, but could be expanded, subject to consent from the Environment Agency.</i>	+ Water quality should be maintained with this option	?/0/++/? Subject to the sewerage treatment works achieving new discharge consent to treat additional effluent to a higher standard, there would be no impact on water quality. The site is in Source Protection Zone 2 which would not be a significant issue with regards to pollution of water subject to compliance with groundwater protection policy. Southern Water have a duty to supply water The Water Cycle Study identifies that Whitchurch would be	?/0/++/? Generally, the issues in respect of water quality are the same for all Whitchurch sites. Additional development will need to ensure the sewerage treatment works achieve new discharge consent and this may affect delivery. Subject to the sewerage treatment works achieving new discharge consent to treat additional effluent to a higher standard, there would be no impact on water quality. The site is in Source Protection Zone 2 which would not be a significant issue with regards to pollution of water subject to compliance with groundwater protection policy. Southern Water have a duty to supply water	?/0/++/? Generally, the issues in respect of water quality are the same for all Whitchurch sites. Additional development will need to ensure the sewerage treatment works achieve new discharge consent and this may affect delivery. Subject to the sewerage treatment works achieving new discharge consent to treat additional effluent to a higher standard, there would be no impact on water quality. The site is in Source Protection Zone 2 which would not be a significant issue with regards to pollution of water subject to compliance with groundwater protection policy. Southern Water have a duty to supply water

			approaching or breaching the STW flow consent if the population increase tested was to come forward. Southern Water have stated that Whitchurch wastewater treatment works currently has insufficient capacity to accept the flows but SWS is not aware of any environmental constraints that would stop the expansion of current works, subject to consent from the Environmental Agency.	Southern Water have a duty to supply water The Water Cycle Study identifies that Whitchurch would be approaching or breaching the STW flow consent if the population increase tested was to come forward. Southern Water have stated that Whitchurch wastewater treatment works currently has insufficient capacity to accept the flows but SWS is not aware of any environmental constraints that would stop the expansion of current works, subject to consent from the Environmental Agency.	The Water Cycle Study identifies that Whitchurch would be approaching or breaching the STW flow consent if the population increase tested was to come forward. Southern Water have stated that Whitchurch wastewater treatment works currently has insufficient capacity to accept the flows but SWS is not aware of any environmental constraints that would stop the expansion of current works, subject to consent from the Environmental Agency.
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	- Flooding in flood zones – identify main areas, and localised <i>The River Test runs to the south of the village centre and the surrounding areas fall within Flood Zones 2 and 3.</i>	0	-/? Part of site WHIT006 falls within Flood Zone 2 and 3 and development in this area should be avoided. Infiltration on this site and WHIT007 may be limited	-/? Part of site WHIT006 falls within Flood Zone 2 and 3 and development in this area should be avoided. Infiltration on this site, WHIT007 and the other SHLAA sites may be limited and should be	-/? Part of site WHIT006 falls within Flood Zone 2 and 3 and development in this area should be avoided. Infiltration on this site, WHIT007 and the other SHLAA sites may be limited and should be investigated.

			and should be investigated.	investigated.	
8) To improve sustainable accessibility to all services and facilities	- The urban/rural nature of the borough is problematic for enabling sustainable accessibility to all services and facilities - The viability of many bus services remains reliant on government funding. <i>Whitchurch has a primary and secondary school, a library, local shops including two small food stores and employment opportunities.</i>	0/- This option would mainly have a negligible impact on access to services and facilities but there would be limited new patronage to support existing services/facilities.	+/0/+ These sites are relatively local to the centre of town and the station is within walking distance, but development would general car journeys for external services. Bus services will need to be maintained and some improvements to walking and cycling links are required although it is acknowledged that achieving change in the town centre may be difficult. Excellent broadband coverage.	? Some of the additional sites in Whitchurch are further from the centre and may result in additional congestion. Improvements to the road network in the centre of Whitchurch are constrained by the historical structure.	?/- Some of the additional sites in Whitchurch are further from the centre and may result in additional congestion. Improvements to the road network in the centre of Whitchurch are constrained by the historical structure.
9) To improve choice and access to sustainable transport options	- The urban/rural nature of the borough is problematic for supporting access to sustainable transport options - The viability of many bus services remains reliant on government funding.	0/- This option would offer no additional patronage to existing bus services.	0 There will be few additional wider improvements possible, although there may be greater	0/+ There will be few additional wider improvements possible, although there may be greater patronage of buses.	0/+ There will be few additional wider improvements possible, although there may be greater patronage of buses which may help

	• Relatively low levels of public transport/alternatives to the car • <i>Whitchurch has a railway station and bus connections providing links to Basingstoke and Andover.</i>		patronage of buses.		to maintain services.
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	• Comparable educational attainment nationally slightly lower than across Hampshire • Sufficient school capacity across the borough though schools with capacity may not be located where there is future demand (particularly locations in Basingstoke Town) • <i>Whitchurch has a primary and secondary school.</i> • <i>Testbourne secondary school would need to be expanded by 150 places if all the SHLAA sites in Whitchurch were to come forward. There would also be a need for 30 additional childcare places.</i> • <i>Whitchurch primary school caters for 420 pupils and population forecasts exceed this provision. Further pressure from additional housing may not be met by expansion to the primary school, due to site constraints.</i> • <i>The nearest further education facilities are at QMC and BCOT in Basingstoke.</i>	0	- There is insufficient primary school capacity and a building feasibility study on any expansion would be needed. There is insufficient secondary school capacity and financial contributions would be sought for expansion.	- There is insufficient primary school capacity and a building feasibility study on any expansion would be needed. There is insufficient secondary school capacity and financial contributions would be sought for expansion.	- There is insufficient primary school capacity and a building feasibility study on any expansion would be needed. There is insufficient secondary school capacity and financial contributions would be sought for expansion.
11) To develop a diverse and competitive knowledge-based	• Relatively high job density • Relatively high proportion of large firms	0	+ Development would not entail	+ Development is unlikely to entail the	+ Development is unlikely to entail the loss of any

economy	- Currently there is a relatively high proportion of borough residents working in distribution, hotels and restaurants, but also a relatively high proportion working in banking, finance and insurance occupations. <i>There is one Employment Area on Ardglen Road in Whitchurch and Whitchurch.</i>		the loss of any employment land. There is no indication that these sites would incorporate commercial premises, however the site is within commuting distance of employment opportunities. Broadband coverage is excellent.	loss of any employment land. There is no indication that these sites would incorporate commercial premises, however the site is within commuting distance of employment opportunities. Broadband coverage is generally excellent.	employment land. There is no indication that these sites would incorporate commercial premises, however the site is within commuting distance of employment opportunities. Broadband coverage is generally excellent.
12) To maintain high and stable levels of employment	- The borough has a relatively high proportion of the population which is economically active. 5.4% of the economically active population is unemployed, typical of rates in Hants and SE - Overall decline in numbers seeking Job Seekers Allowance over last decade. - Basingstoke and Deane has a job ratio slightly over the county and regional average. <i>There is one Employment Area in Whitchurch and small scale employment provision in the village shops and services.</i>	0	+ Development would not entail the loss of any employment land. There is no indication that these sites would incorporate commercial premises, however the site is within commuting distance of employment opportunities. Broadband coverage is excellent.	+ Development is unlikely to entail the loss of any employment land. There is no indication that these sites would incorporate commercial premises, however the site is within commuting distance of employment opportunities. Broadband coverage is generally good or excellent.	+ Development is unlikely to entail the loss of any employment land. There is no indication that these sites would incorporate commercial premises, however the site is within commuting distance of employment opportunities. Broadband coverage is generally good or excellent.
13) To maintain and enhance sustainable	Low average annual completions of industrial,	0	+ Development	+ Development is	+ Development is unlikely

economic growth	- office, retail development over last 3 years - Steady decrease in business deaths over last few years since 2009. <i>There is one Employment Area in Whitchurch and small scale employment provision in the village shops and services.</i>		would not entail the loss of any employment land. There is no indication that these sites would incorporate commercial premises, however the site is within commuting distance of employment opportunities. Broadband coverage is excellent.	unlikely to entail the loss of any employment land. There is no indication that these sites would incorporate commercial premises, however the site is within commuting distance of employment opportunities. Broadband coverage is generally excellent.	to entail the loss of any employment land. There is no indication that these sites would incorporate commercial premises, however the site is within commuting distance of employment opportunities. Broadband coverage is generally excellent.
14) To enhance the attractiveness of the Borough to visitors	<i>Whitchurch Silk Mill is the last working mill of its kind in the south of England and functions as a working museum.</i> <i>Whitchurch is an attractive historic town and much of its core is designated as a Conservation Area, containing many listed buildings</i> <i>The North Wessex Downs AONB is of national significance</i>	0	0 There is no indication at this stage that the sites would incorporate anything other than housing that would be attractive to visitors. The design of the development would need to ensure that the wider AONB would not be harmed.	?/- Care would need to be taken to ensure that a higher level of development would not negatively impact the historic character and landscape setting of Whitchurch.	?/- Care would need to be taken to ensure that a higher level of development would not negatively impact the historic character and landscape setting of Whitchurch.
15) To protect and enhance distinctive and high quality features of	- Improve image of Basingstoke through high quality design. - Maintain the attractiveness of	+	No allocation would ensure protection of the	- Both sites may have	- Both allocated sites may have

the local built environment	the boroughs Conservation Areas. • <i>The centre of Whitchurch is designated as a Conservation Area and includes a number of listed buildings.</i> • <i>The Laverstoke and Freefolk Conservation Area adjoins the eastern boundary of Whitchurch SPB.</i>	built environment	archaeological interest that will need to be investigated, and there are listed buildings close to these sites.	archaeological interest that will need to be investigated, and there are listed buildings close to these sites. The development of other Category 1 SHLAA sites may adversely impact on the Whitchurch Conservation Area	archaeological interest that will need to be investigated, and there are listed buildings close to these sites. The development of other Category 1 SHLAA sites may adversely impact on the Whitchurch Conservation Area
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	• Development on pdl exceeded 60% over last few years. • Number of homes/buildings built to Code for Sustainable Homes standards/BREEAM unknown. • Relatively low recycling rate	0	- This option would entail the development of two Greenfield sites. The assessment of many of these issues are largely design related so are unable to be assessed at this stage.	- This option would entail more greenfield development. The assessment of many of these issues are largely design related so are unable to be assessed at this stage.	-- This option would entail a significant amount of Greenfield development. The assessment of many of these issues are largely design related so are unable to be assessed at this stage.
(17) To create and sustain vibrant settlements and communities	• Basingstoke Town Centre is a vital and viable centre, and the District Centres are performing well. • <i>Whitchurch functions as a small District Centre, catering for the day-to-day, predominantly convenience goods shopping needs of its local resident population, as well as some passing carborne trade.</i>	0/- This option would not offer new patronage or support to services and facilities within the village.	+ Development of these sites would represent an extension of existing built form and is not therefore considered to be isolated, infilling between the A34 and the	+/? Although, in principle, additional development would provide the potential for additional patronage and support for local services and facilities, some of the SHLAA sites may result in isolated development	? Although, in principle, additional development would provide the potential for additional patronage and support for local services and facilities, some of the SHLAA sites may result in isolated development that does not relate well to the rest of the

	• <i>The Retail Study concluded that Whitchurch centre is healthy and viable, but has potential to improve the scale and quality of its food offer to help achieve a stronger market share within its catchment and generate more sustainable shopping patterns.</i>		settlement. New residents would help sustain existing services in Whitchurch, and this will provide increased housing choice for locals.	that does not relate well to the rest of the development. Also, consultation has highlighted that local residents are not supportive of high amounts of growth.	development. Also, consultation has highlighted that local residents are not supportive of high amounts of growth.
18) To promote and improve access to open space and countryside	• Borough generally well provided for in terms of open space although there are some local deficiencies • Opportunities to improve management of open space • <i>There is no Neighbourhood Park in Whitchurch.</i> • <i>The total quantity of open space is good but there is uneven distribution of children's play space, which is concentrated in the south.</i> • <i>Much of the settlement is within 300m of accessible natural greenspace.</i>	0	+/- These sites are of sufficient size to allow on site provision of open space, which should be achievable given the size of development. The sites are contained by the A34 although there are a number of Public Rights of Way crossing the site and surrounding area which do provide access to the countryside. The impact of development on this site on footpath and recreation was raised as an	? There is a deficit of open space and play provision in Whitchurch and so most new provision would need to be provided on-site. Many of the SHLAA sites contain Public Rights of Way which would need to be protected.	? There is a deficit of open space and play provision in Whitchurch and so most new provision would need to be provided on-site. Many of the SHLAA sites contain Public Rights of Way which would need to be protected.

			issue through public consultation.		
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	• Crime rates for B&D generally comparable with, or slightly lower than Hants and SE. • Slight reduction in overall crime rates over the last few years.	0	0 The impact on crime and community safety cannot be determined at this stage.	0 The impact on crime and community safety cannot be determined at this stage.	0 The impact on crime and community safety cannot be determined at this stage.
20) To improve health and well-being through the development of healthy communities	• Health and wellbeing of residents of the borough generally good. • Higher teenage conception rates than for Hampshire/the south east. • Ageing population • <i>Whitchurch has a GP surgery. The nearest hospital is at Basingstoke (North Hants).</i>	0	+/- There is adequate capacity to serve the sites or there are plans in place to improve the infrastructure. Financial contributions will be sought for improvements to GP facilities. These sites are affected by traffic noise from the A34 and therefore will need to be considered in the design of any development to avoid harm to amenity.	+/-/? There is adequate capacity to serve the sites or there are plans in place to improve the infrastructure. Financial contributions will be sought for improvements to GP facilities.	? There is likely to be adequate capacity to serve the sites or there are plans in place to improve the infrastructure. Financial contributions will be sought for improvements to GP facilities. Consultation has highlighted that local residents are not supportive of high amounts of growth.