

EAST OF BASINGSTOKE AND REDLANDS DEVELOPMENT BRIEF **SUPPLEMENTARY PLANNING DOCUMENT – CONSULTATION STATEMENT**

June 2017

1. Introduction

1.1 Background

Basingstoke and Deane BC has prepared a Supplementary Planning Document (SPD) to guide development at East of Basingstoke and Redlands. The SPD adds greater detail to the policies in the adopted Local Plan, in particular SS3.7 (Redlands) and SS3.9 (East of Basingstoke).

1.2 Purpose of the Consultation Statement

Part 12 of the Town and Country Planning (Local Planning) (England) Regulations 2012 requires that, when adopting a Supplementary Planning Document, Local Planning Authorities should prepare a consultation statement. This should include the following information:

- (i) The persons the local planning authority consulted when preparing the supplementary planning document;
- (ii) A summary of the main issues raised by those persons; and
- (iii) How those issues have been addressed in the supplementary planning document.

1.2 How much consultation do the Regulations require? What is good practice?

The Local Plan Regulations set out that LPAs should make the document 'available' for a minimum of four weeks. During such time, the document should be made available for inspection at the council offices and other appropriate locations, and should be published on the local planning authority website.

Basingstoke and Deane Borough Council has adopted a Statement of Community Involvement (SCI), which sets a commitment to go over and above the legal minimum. This states that the Council will undertake the following:

- Write to statutory consultees, other consultees, including service providers and members of the community and stakeholders who wish to be kept informed of the process, and inviting them to comment, where appropriate. This sets out:
 - what is being consulted on
 - where documents can be viewed
 - how and when comments can be made
 - what the next stages are in the process
(Use will be made of e-mail, where appropriate)

- Send all relevant documentation to GOSE and other statutory consultees
- Send acknowledgement letters or e-mails to all respondents and provide a reference number
- Place all information on our website, with links from the main homepage when a particular consultation period commences
- Place all information at Parklands Reception of our offices, and the libraries across the borough, including within it contact details for further information.
- News Releases to feature in the local press, where appropriate
- Place statutory notices, as required by the regulations
- Provide a newsletter / report for Parish Magazines on key issues

The purpose of this document is to demonstrate that LPA has: met the regulatory requirements for a Supplementary Planning Document; complied with the best practice set out in the adopted SCI; and to provide the necessary information required under Part 12 of the Regulations (as set out above).

2. Evidence Gathering and Early Engagement

The draft consultation document was informed by:

- Technical studies and consultation responses received during the progression of the Local Plan, including statements provided as part of the examination hearings, and statements of common ground;
- Information that accompanied the planning application (ref: 16/02457/OUT) for up to 150 dwellings on the majority of the Redlands site (Cooper Estates land)
- Discussions with local Ward Councillors.
- Discussions with stakeholders.

The draft document was discussed at the Council's Economic, Planning and Housing Committee on 24 November 2016 and approved for consultation by Cabinet on 6 December 2016.

Prior to consulting on the SPD, the LPA screened the need for a Strategic Environmental Assessment (SEA) and/or a full Habitats Regulations Assessment to be produced. Following consultation with the three statutory consultees (the Environment Agency, Historic England and Natural England), it was concluded that a SEA was not required and the SPD would not need to be subject to a full Appropriate Assessment under the Habitats Regulations.

3. Formal consultation on the draft SPD: Who was consulted and how?

The LPA consulted on the draft SPD for six weeks from 20 January 2017 to 3 March 2017.

In accordance with the adopted SCI, the Council consulted a wide range of stakeholders. The engagement was tailored to ensure the consultees were engaged in the most effective and appropriate manner.

Where letters/emails were sent out they contained the following information (in accordance with the SCI):

- What is being consulted on (and how the consultation was different from the landowners' parallel consultation)
- Where documents can be viewed
- How and when comments could be made
- What the next steps are in the process

3.1 Statutory consultees

Emails and letters were sent to the relevant statutory consultees. The consultees are listed in **Appendix A**, and a specimen email/letter is contained in **Appendix B**.

3.2 Members of the public

The LPA consulted members of the public people registered on the Council's Local Plan contact list. Members of the public were also engaged through a statutory notice which was placed in the Basingstoke Gazette (this shown in **Appendix C**). Paper copies of the consultation version of the development brief was also available for viewing at the borough council's offices and all libraries across the borough.

This consultation included the relevant landowners or their representatives.

3.3 Ward Councillors

Meetings took place with the local ward members (representing wards within and adjacent to the sites) during the early stages of the production of the document to discuss the key options and issues they felt should be included in the Development Brief. This informed the priorities of the document and the detail of many of the development principles. A meeting took place in October 2016 to discuss the draft development brief in more detail prior to it being discussed at the borough council's Economic, Planning and Housing Committee in November 2016. Key issues raised by local ward members at this meeting included:

- The need to provide suitable access points including taking into account flood zones 2 and 3 and the Park Pale Scheduled Monument.
- The need to clarify the position with regards to the requirement of a primary school on the East of Basingstoke site.
- The location of the neighbourhood Park and how this relates to the 1.5 OUE/m³ odour exposure contour for the Basingstoke Sewage Treatment Works.

During the consultation period, officers held a workshop with local ward members (representing wards within and adjacent to the sites), local parish council's and local groups (Cycle Basingstoke, Natural Basingstoke, Basingstoke Transition Network, Country Watch, SOLVE (Save Our Loddon Valley Environment)) to present and discuss the draft Development Brief and to encourage comments on the document.

Following the close of consultation, officers also met again with local ward members to discuss the key issues raised by respondents to the consultation and also highlight suggested key amendments made to the Development Brief in response to the representations received. Following the meeting with local ward members, officers shared the amended Development Brief with local ward members to seek their views on the amendments.

3.4 Where was the information available to view?

The LPA set up a bespoke web page (<http://www.basingstoke.gov.uk/EoBandRSPD>) where consultees could find out more about the consultation and read the document (web text in **Appendix D**). The web page included a PDF copy of the document, the SEA and HRA screening opinions, and the HRA screening opinion for the Local Plan (provided on the advice of Natural England). The consultation was also advertised on the borough council's website.

The web page explained where hard copies of the document could be viewed, explained how to make comments (including links to a comments form), and set out the deadline for making comments.

4. What issues were raised and how were they taken into account in the final document?

4.1 What responses were received?

In response to the consultation, the LPA received responses from 55 individuals or groups. This included from:

- Local residents
- Local groups – Cycle Basingstoke, Natural Basingstoke and Country Watch
- Local ward member
- HCC (as landowner of the East of Basingstoke site)
- Statutory consultees – the Environment Agency, Historic England, Sport England, Hampshire County Council (Planning Service)
- Organisations – Thames Water and Scottish and Southern Energy
- Chineham Parish Council and Kingsclere Parish Council

The Redlands allocation is predominantly owned by one land owner (Cooper Estates Strategic Land) and a small part of the site, known as the Redlands garden site is owned by Glo Homes Ltd. These landowners did not respond to the consultation. An outline application (16/02457/OUT) for up to 150 dwellings on the Cooper Estates part of the Redlands site has been approved subject to the completion of a legal agreement. An outline planning application (16/04727/FUL) for 17 homes on the Redlands Garden site has been submitted and is awaiting determination.

A table showing who said what and how the LPA responded to those issues is set out in **Appendix E (Part i)**. The full comments can be viewed on the consultation portal at: <http://basingstoke-consult.limehouse.co.uk/portal/fpt/spd/eobrspd>

There are a number of other relatively minor changes to the draft Development Brief that relate to typos, presentational amendments and factual amendments/ updates. These minor changes are not noted in Appendix E (Part i).

An acknowledgement email/ letter was sent to all the respondents that made representations.

4.2 Issues raised

A summary of the responses received and the LPA responses are set out in full in **Appendix E**. The key issues raised in the representations, in no order or priority, included the following:

Transport and access

- Concerns about traffic generation and existing congestion on A33, the need for highway improvements, and how this was addressed in the document.
- Objections to the reference to a potential secondary/ emergency access in the southern parcel of the site and also the impact this would have on the Scheduled Monument (known locally as Park Pale).
- Suggestions about how principles relating to walking, cycling and public transport could be enhanced.

Development Framework Plan

- Development Framework Plan should be deleted from the development brief.

Gypsy and Traveller Accommodation

- Objections to the principle of a gypsy and traveller pitch and also suggested that the location of this pitch within the site should be made clear within the Development Brief.
- Concern that the provision of a single gypsy and traveller pitch will be both difficult to maintain and also may not fit with the needs of the community that it would serve.

Self-Build and Custom Build

- Requirement for self-build and custom build plots should be made more flexible.

Landscape

- Concern about Development Principle 3b (Landscape) and that some of the landscape requirements are overly prescriptive and could lead to wider masterplanning implications.

Infrastructure provision

- Concerns about the Development Brief not requiring a new GP Surgery on the site when the existing doctor's surgery at Chineham already has an exceptionally long waiting list for appointments.

4.3 How was the document changed?

A number of changes were made to the draft document. The changes relate to specific comments made, are minor in nature, and strengthen the document rather than change the overall meaning. The following key changes were made:

Section 5 (Transport and access)

- Amendments to make additional references to pedestrian and cyclist requirements.

Principle 3b (Landscape)

- Amendments to ensure more emphasis is placed on green infrastructure corridors and green spaces. These changes along with existing requirements in the Development Brief will help to ensure that landscape buffers around the site will be protected and enhanced.

Development Principle 3f (Flood risk, drainage and sewerage)

- Amendment to ensure that all sources of flood risk must be taken into account.

Development Principle 3d: Green space

- Inclusion of additional guidance in development principle 3d and supporting text on the Artificial Grass Pitch which is being sought on the East of Basingstoke site.

Development Framework Plan

- Minor amendments to the Development Framework Plan for clarity, accuracy and presentational purposes.

Heritage sections

- Tightened wording in the heritage sections (section 1, Development Principle 2c (Walking and cycling links), Development Principle 3e (Heritage) and Development Principle 4a (Responding to the Landscape and Environmental Qualities of the Site and Creating Character Areas) to include more contextual information and better reflect the significance of the heritage assets,

Appendices

- A List of statutory consultees consulted
- B Text of emails/letters sent to consultees
- C Other consultation information: Statutory notice
- D Screen print of consultation web page
- E Full schedule of comments and proposed changes

Part i: LPA response to representations received

Part ii: Showing changes proposed to Development Principle 3b (Landscape), Development Principle 4a (Responding to the landscape and environmental qualities of the site and creating character areas) and plans/figures

Appendix A: List of statutory consultees

Amec Foster Wheeler E&I UK
Ashmansworth Parish Council
Atomic Weapons Establishment
Basingstoke District Association of Parish & Town Councils
Baughurst Parish Council
Bramley Parish Council
BT - Openreach
Burghclere Parish Council
Candovers Parish Council
Chair of Local Enterprise Partnership
Chineham Parish Council
Clerk to Stratfield Mortimer Parish Council
Cliddesden Parish Council
Defence Infrastructure organisation (on behalf of MOD)
Dummer Parish Council
East Hampshire District Council
East Woodhay Parish Council
Ecchinswell, Sydmonton and Bishops Green Parish Council
Ellisfield Parish Council
Enterprise M3
Environment Agency
Farleigh Wallop Parish Meeting
Greater London Authority
Hampshire Constabulary
Hampshire County Council (as landowner)
Hampshire County Council (County Planning)
Hampshire County Council Highways
Hampshire Hospitals NHS Foundation Trust
Hampshire Local Nature Partnership
Hampshire Police Authority - Strategic Planning
Hannington Parish Council
Hart District Council
Hartley Wespall Parish Council
Health and Safety Executive
Herriard Parish Council
Highclere Parish Council
Highways England
Historic England
Homes and Communities Agency
Hurstbourne Priors Parish Council
Keith Taylor MEP
Kingsclere Parish Council
Laverstoke and Freefolk Parish Council
Mapledurwell and Up Natley Parish Council
Maria Miller MP

Micheldever Parish Council
Monk Sherborne Parish Council
Mortimer West End Parish Council
National Grid/AMEC
Natural England
Network Rail
Newnham Parish Council
Newtown Parish Council
North Waltham Parish Council
North Wessex Downs AONB Office
Oakley and Deane Parish Council
Office of Rail and Road
Old Basing & Lychpit Parish Council
Orange
Overton Parish Council
Pamber Parish Council
Preston Candover and Nutley Parish Council
Reading Borough Council
Rooksdown Parish Council
Rushmoor Borough Council
Scottish and Southern Energy
Sherborne St John Parish Council
Sherfield on Loddon Parish
Silchester Parish Council
South East Water
Southern Gas Networks
Southern Water
Sport England
St Mary Bourne Parish Council
Steventon Parish Council
Stratfield Saye Parish Council
Tadley Town Council
Test Valley Borough Council
Thames Water
The Planning Inspectorate
Three
Tunworth Parish Meeting
Upton Grey Parish Council
Vodafone and O2
West Berkshire Council
Weston Corbett and Weston Patrick Parish Council
Whitchurch Town Council
Winchester City Council
Winslade Parish Meeting
Wokingham Borough Council
Wootton St Lawrence Parish Council

Appendix B: Text of email sent to consultees

Dear Sir / Madam

Consultation on the draft East of Basingstoke and Redlands Development Brief Supplementary Planning Document (SPD)

East of Basingstoke and Redlands are strategic allocations within the Basingstoke and Deane Adopted Local Plan (2011 – 2029). The allocations will accommodate approximately 615 homes with associated facilities.

Basingstoke and Deane Borough Council is now consulting on the draft East of Basingstoke and Redlands Development Brief Supplementary Planning Document (SPD). The document has been prepared by the Local Planning Authority to add further detail to the policies in the Local Plan and guide future development across the East of Basingstoke and the Redlands site allocations. When finalised, the document will be a material consideration in the determination of planning applications across the East of Basingstoke and Redlands allocations.

We are keen to engage with interested parties on the preparation of the SPD and to offer the opportunity for consultees to raise relevant issues that need to be taken into account. The consultation runs from Friday 20 January to Friday 3 March 2017.

Viewing the documents

The East of Basingstoke and Redlands Development Brief SPD and supporting documents can be viewed on the council's website at www.basingstoke.gov.uk/EoBandRSPD. Paper copies of all the documents are available for public viewing at the Borough Council's offices at London Road, Basingstoke, Hampshire, RG21 4AH between the hours of 8.30 – 17.00 Mon to Thurs and 8.30 to 16.30 on Fridays. The documents are also available to view in all libraries across the borough during their normal opening hours.

How to comment

If you would like to comment on the East of Basingstoke and Redlands Development Brief SPD, please complete a representation form and return it to the council **by the end of Friday 3 March 2017**. Representation forms can be completed online or you can download a copy from our website at www.basingstoke.gov.uk/EoBandRSPD. Paper copies are also available on request. Comments can be submitted in the following ways:

- By completing the online form at: <http://basingstoke-consult.limehouse.co.uk/portal>
- By email to local.plan@basingstoke.gov.uk

- By post to Planning Policy, Basingstoke and Deane Borough Council, London Road, Basingstoke Hampshire, RG21 4AH

Next Steps

Following this consultation, all comments will be taken into consideration in compiling a final version. The SPD is due for adoption in 2017.

Further information


If you require further information about the draft development brief please email local.plan@basingstoke.gov.uk or contact Edward Rehill on 01256 845573 or John Dawson on 01256 845492.

Yours faithfully

Planning Policy and Implementation Team

Appendix C: Other consultation information

Statutory Notice



**Basingstoke
and Deane**

Basingstoke and Deane Borough Council
PLANNING AND COMPULSORY PURCHASE ACT 2004
THE TOWN AND COUNTRY PLANNING (LOCAL PLANNING)
(ENGLAND) REGULATIONS 2012
East of Basingstoke and Redlands Development Brief
Supplementary Planning Document (SPD)
Statement of the Representations Procedure

Notice of Public Consultation on the draft East of Basingstoke and Redlands Development Brief Supplementary Planning Document (SPD).

In accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012, notice is hereby given that the council is inviting representations on the draft East of Basingstoke and Redlands Development Brief Supplementary Planning Document (SPD) between **20 January and 3 March 2017**.

East of Basingstoke and Redlands are strategic allocations within the Basingstoke and Deane Adopted Local Plan (2011. – 2029). The allocations will accommodate approximately 615 homes with associated facilities. The draft Development Brief SPD has been prepared by the Local Planning Authority to add further detail to the policies in the Local Plan and guide future development across the East of Basingstoke and the Redlands allocations.

In accordance with the regulations, the council has made a copy of the SPD and this statement available:

- on the council's website at www.basingstoke.gov.uk/EoBandRSPD; and
- at the Civic Offices on London Road, Basingstoke, Hampshire, RG21 4AH, Monday to Thursday 8.30am-5.00pm and Friday 8.30am-4.30pm; and
- in all libraries within Basingstoke and Deane Borough during their normal opening hours.

Consultation Responses

Representations can be made during the period **20 January and 3 March 2017** using the council's online consultation portal, by email or by post.

Online at: <http://basingstoke-consult.limehouse.co.uk/portal>
Or by e-mail to: local.plan@basingstoke.gov.uk
Or by post to: Planning Policy Team
Basingstoke and Deane Borough Council
Civic Offices, London Road, Basingstoke, Hampshire, RG21 4AH

Representations made will be considered for incorporation into the final version of the document.

Any person who has made representations about the East of Basingstoke and Redlands Development Brief SPD may withdraw those representations at any time by giving notice in writing to the Council either by e-mail or by post at the addresses given above.

Appendix D: Text from BDBC Website (<http://www.basingstoke.gov.uk/EoBandRSPD>)

East of Basingstoke and Redlands draft development brief SPD

The Local Planning Authority has prepared a Draft Development Brief to guide future development on the strategic housing allocations at East of Basingstoke and at Redlands in north-eastern Basingstoke.

The Development Brief will have the status of a Supplementary Planning Document (SPD). It will be a material consideration in the determination of planning applications across the East of Basingstoke and the Redlands allocations.

The council is seeking views on the draft document **from 20 January to 3 March 2017**

What are East of Basingstoke and Redlands?

East of Basingstoke and Redlands are strategic allocations within the Basingstoke and Deane Adopted Local Plan (2011–2029). The allocations will accommodate approximately 615 homes with associated facilities.

What is the East of Basingstoke and Redlands Development Brief?

The East of Basingstoke and Redlands Development Brief sets out principles that will guide future development across both site allocations. It adds further detail to the policies in the Local Plan. This document has been prepared by the council in its role as Local Planning Authority.

Viewing the documents

The Draft East of Basingstoke and Redlands Development Brief SPD and supporting documents can be viewed below.

Paper copies of the documents are available for viewing at the borough council's offices at London Road, Basingstoke, RG21 4AH. We are open from 8.30am to 5pm Monday to Thursday and 8.30am to 4.30pm on Fridays. They are also available to view in all libraries across the borough during their normal opening hours.

How to comment

The Draft East of Basingstoke and Redlands Development Brief SPD is available for comment by the end of **3 March 2017**.

Representations can be submitted using:

- the council's [online consultation portal](#)
- by email - local.plan@basingstoke.gov.uk
- by post - Local Plan Team, Basingstoke and Deane Borough Council, Civic Offices, London Road, Basingstoke, RG21 4AH

If you are emailing or writing to us, please submit your comments on the council's bespoke representation form.

What happens next?

Following the consultation, all comments will be considered prior to formal adoption of the East of Basingstoke and Redlands Development Brief SPD in 2017.

Contact details

Local Plan team

Email: local.plan@basingstoke.gov.uk

Telephone: 01256 844844

Documents

 [East of Basingstoke and Redlands Development Brief SPD \(PDF, 4 Mb\)](#)

 [East of Basingstoke and Redlands SPD Strategic Environmental Assessment Screening \(PDF, 2 Mb\)](#)

 [Response Form \(DOCX, 390 kb\)](#)

 [Local Plan Habitats Regulations Assessment \(PDF, 2 Mb\)](#)

Appendix E: Full schedule of comments and proposed changes

CONSULTATION STATEMENT: APPENDIX E

PART i: LPA RESPONSE TO REPRESENTATIONS RECEIVED

The following provides a summary of each representations received, an officer response to the representation and also outlines any changes proposed.

Each representation can be viewed in full at <http://basingstoke-consult.limehouse.co.uk/portal/fpt/spd/eobrspd>

This table does not note changes to the Development Brief that relate to typos, presentational amendments and factual amendments/ updates.

| # | Company/organisation | Company/Organisation | Section of the SPD/Development Principle | Summary of Representation | Officers Response | Change proposed |
|----|-------------------------|----------------------|--|--|---|--|
| 1. | Mr Harold Mansfield | Country Watch | 1.2.5 | Needs to explain that the build trajectory for the East of Basingstoke site has been updated (as per 1st April 2016) compared to the development period contained in the final paragraph of Policy SS3.9 East of Basingstoke | Agree, this will provide suitable clarification. Text has been added to paragraphs 1.2.5 and 1.2.10. | Amend paragraph 1.2.5 as follows: “The anticipated build trajectory for the East of Basingstoke site as at 1 April 2016 is as follows – <u>note this updates the anticipated build trajectory outlined in policy SS3 (Greenfield site allocations) and SS3.9 of the Local Plan:</u> ” Amend paragraph 1.2.10 as follows: “The anticipated build trajectory for the Redlands site as at 1 April 2016 is as follows – <u>note this updates the anticipated build trajectory outlined in policy SS3 (Greenfield site allocations) and SS3.7 of the Local Plan:</u> ” |
| 2. | Mr Martin Small | Historic England | 1.22 to 1.24 | Surprised that there is no mention in paragraphs 1.22 - 1.24 of the Pyotts Hill Entrenchment (Park Pale) along the western boundary of the East of Basingstoke site or the grade II listed Toll House, Lodge Farmhouse and Barn and Hill Rise Cottage to the west, south and east. The Scheduled earthwork which forms the western boundary of the East of Basingstoke site is of such importance that it should appear in the general site description, as it is otherwise a bit misleading to say that the site is bordered to the west by the suburban areas. | Agree to mention the Pyotts Hill Entrenchment (Park Pale) and the grade II listed Toll House, Lodge Farmhouse and Barn and Hill Rise Cottage in paragraph 1.2.3. | Add the following to the end of paragraph 1.2.3: “ <u>The Pyotts Hill entrenchment Scheduled Monument, known locally as The Park Pale, lies within a woodland belt that forms part of the western boundary of the site. In addition, the Old Basing Conservation Area and Grade II listed buildings are in close proximity to the East of Basingstoke site.</u> ” |
| 3. | Mrs Marion Wolstencroft | Natural Basingstoke | 2.1.1 | The road from the A33 to the Incinerator should be <u>removed</u> to create an integrated green corridor. This proposal also removes any suggestion of a road crossing Whitmarsh Lane north to south but requires there to be a genuinely wildlife friendly green bridge over Petty’s Brook and provision for cycling and pedestrians. Propose that if a road linking north and south is necessary for vehicles it should be located at the western most point of Whitmarsh Lane. | No change required. As noted in paragraph 5.0.3, a Transport Assessment must be prepared for the East of Basingstoke site – which should identify the full impacts of both sites, appropriate mitigation measures and include a Travel Plan – to support the planning applications. The landowner of the East of Basingstoke (Hampshire County Council) is currently preparing their transport assessment. This transport assessment will help to | |

| # | Company/ organisation | Company/ Organisation | Section of the SPD/ Development Principle | Summary of Representation | Officers Response | Change proposed |
|----|--------------------------|--------------------------|--|---|---|-----------------|
| | | | | 4If a north south road has to be constructed across Whitmarsh Lane then there should be a bridge, of which a part should be a green bridge over Petty's Brook (north, south). | inform the masterplanning of the site including its internal routes. | |
| 4. | Mr Tony Vines | | 2.2 | The draft Neighbourhood Plan for Old Basing and Lychpit has taken years in formulation and still remains to be adopted. Such timescales are anathema to the development programme set out in the brief. Why therefore have a development brief and wait for neighbourhood plans when one duplicates the others? | <p>No change required.</p> <p>Neighbourhood Plans are Development Plan Documents. The Development Brief is a guide for the future development of the East of Basingstoke and Redlands housing sites. As it is guidance it is therefore best suited to inclusion within a Development Brief/ Supplementary Planning Document.</p> <p>In addition, the National Planning Practice Guidance (paragraph: 044 Reference ID: 41-044-20160519) explains the relationship between a neighbourhood plan and Local Plan:</p> <p>"...National planning policy states that it should support the strategic development needs set out in the Local Plan, plan positively to support local development and should not promote less development than set out in the Local Plan or undermine its strategic policies (see paragraph 16 and paragraph 184 of the National Planning Policy Framework). Nor should it be used to constrain the delivery of a strategic site allocated for development in the Local Plan."</p> <p>Progress is being made on the Old Basing and Lychpit Neighbourhood Plan. Consultation on the Pre Submission Old Basing and Lychpit Neighbourhood Plan ends on 4 July 2017.</p> | |
| 5. | Mrs Julia Johnston | Chineham Parish Council | 2.2.5 | Neighbourhood plans are clearly subservient to the Local Plans and have little relevance to strategic development. | <p>No change required.</p> <p>Neighbourhood Plans once made form part of the council's Development Plan.</p> <p>However, the National Planning Practice Guidance (paragraph: 044 Reference ID: 41-044-20160519) explains the relationship between a neighbourhood plan and Local Plan:</p> <p>"...National planning policy states that it should support the strategic development needs set out in the Local Plan, plan positively to support local development and should not promote less development than set out in the Local Plan or undermine its strategic policies (see paragraph 16 and paragraph 184 of the National Planning Policy Framework). Nor should it be used to constrain the</p> | |

| # | Company/ organisation | Company/ Organisation | Section of the SPD/ Development Principle | Summary of Representation | Officers Response | Change proposed |
|-----|--------------------------|--|--|--|---|--|
| | | | | | delivery of a strategic site allocated for development in the Local Plan.” | |
| 6. | Mr Tim Crouch | Hampshire County Council (as landowner of the East of Basingstoke site). | 3.1: Vision | The inclusion in Section 1.4 that the Vision and Objectives establish a ‘design rationale’ for the development is somewhat misleading. The role of the vision and the wider Development Brief is to set the aspirations and parameters for the development. It is suggested that it is for landowners and / or developers to prepare a ‘design rationale’ with the LPA which meets the vision whilst staying within the parameters set out within the brief. | For clarity, a sentence has been added to paragraph 7.1.1 to explain that a design rationale should be evolved for the development of the East of Basingstoke and Redlands sites as part of a comprehensive masterplanning process. | Add the following sentence to the end of paragraph 7.1.1: “... <u>A clear design rationale should be evolved for the development as part of a comprehensive masterplanning process.</u> ” |
| 7. | Mr Tim Crouch | Hampshire County Council (as landowner of the East of Basingstoke site). | 3.1: Vision | The County Council as a landowner is particularly keen that there is an aspirational Vision for the site. Whilst it is appreciated that it is important that the Development Brief is linked to Local Plan (May 2016) Policies SS3.7 & SS3.9, at present the Vision (3.2) repeats the basic form of the allocation policy but doesn’t significantly build upon it. The County Council as landowner would be supportive of a stronger vision for the site which was more explicit about the type of place and community the site should deliver. The Vision should also enable the delivery of development which encourages and facilitates its future residents in making positive and sustainable lifestyle choices | No change required. The vision in the Development Brief repeats the vision for the sites as outlined in paragraph 4.52 of the Local Plan. HCC (as landowner) could develop a more detailed vision during the masterplanning process if minded to do so. | |
| 8. | Mrs Julia Johnston | Chineham Parish Council | 3.2 (Objectives) | There is no mention of medical, dental or any similar needs. Local services are already busy and these should be addressed. | No change required. The Infrastructure Delivery Plan (IDP) sets out the necessary infrastructure which will need to be provided alongside the Redlands and East of Basingstoke site. The IDP does not identify a new medical centre is required as a result of the Redlands and East of Basingstoke sites. | |
| 9. | Mr Martin Small | Historic England | 3.2 (Objectives) | Welcome and support Objectives 3 and 4. | Noted. | |
| 10. | Mrs Marion Wolstencroft | Natural Basingstoke | 3.2.1 | There is no attention drawn to the need for or retention of natural green space comprised of different habitats and we would wish to see distinctions between general references to “green infrastructure” or “open space” so that habitat requirements and indicators of extent are clear in the mind of the developer. | No change required. SPD sets a high level strategy. The suggestion is considered unduly detailed for inclusion in the Development Brief. | |
| 11. | Mr Tim Crouch | Hampshire County Council (as landowner of the East of Basingstoke site). | 3.2.1 | As noted in the introductory comments it is considered particularly important that the Development Brief sends a strong message and sets a high standard with regard to facilitating sustainable transport choices and which proactively asserts that | No change required. As noted in the comment, the Development Brief sends a strong message and sets a high standard with regard to facilitating sustainable transport choices. | |

| # | Company/ organisation | Company/ Organisation | Section of the SPD/ Development Principle | Summary of Representation | Officers Response | Change proposed |
|-----|--------------------------|--|--|---|--|--|
| | | | | not only will walking, cycling and use of public transport will be actively supported and prioritised. Ideally this would be through the amendment of Objective 2 to include the principle of prioritising user groups as set out in the NPPF. | | |
| 12. | Cllr Onnalee Cubitt | | 3.2.1 | Support the objectives. It essential that these objectives are adhered to. | Noted. | |
| 13. | Heather Rainbow | Cycle Basingstoke | 3.2.1 | Suggested amendments to objective 1, 2 and 3. With reference to objective 2 (transport and access), convenience is not just about routes, it includes access points, short cuts, cut throughs. | It is considered that the suggested amendment to objective 1 is too detailed. To place more emphasis on the importance of accessibility, agree to add the word "accessible" to objective 3. | Amend objective 2 (Transport and access) as follows: "To deliver a sustainable development by making provision for public transport services and safe, well designed, <u>accessible</u> and convenient walking and cycling routes with provision for car based movement." |
| 14. | Mr Tim Crouch | Hampshire County Council (as landowner of the East of Basingstoke site). | 4.1 | A strong emphasis on the provision of a range of homes to support a varied and sustainable community is supported. | Noted. | |
| 15. | Mrs. Maria Miller MP | | 4.1 (A mix of homes to create a sustainable community) | Requests additional provision for sheltered housing or residential care facilities, self-build and custom housing, and would also suggest some provision might be made for small allocations within the sites for local SME housebuilders. | No change required. Development Principle 1a states that the market homes on the site should be mixed, including small dwellings and accommodation for older people. Development Principle 1c states that 5% of the units on the East of Basingstoke site should be made available as self-build and custom build plots. | |
| 16. | Mr Richard Anderson | | 4.1 (Development Principle 1d: Gypsy and Traveller Accommodation (East of Basingstoke)) | Concerned with the principle of a gypsy and traveller pitch on the East of Basingstoke site. | No change required. The Local Plan sets out a strategy to meet the borough's needs for Gypsy and Traveller accommodation through the delivery of pitches on the four largest strategic sites, including 1 pitch on the East of Basingstoke allocation. The principle of the provision of a Gypsy and Traveller pitch is set within Local Plan Policy SS3.9b. | |
| 17. | Mr Mark Johnson | | 4.1 (Development Principle 1d: Gypsy and Traveller Accommodation (East of Basingstoke only)) | Concerned with the principle of a gypsy and traveller pitch on the East of Basingstoke site. | No change required. The Local Plan sets out a strategy to meet the borough's needs for Gypsy and Traveller accommodation through the delivery of pitches on the four largest strategic sites, including 1 pitch on the East of Basingstoke allocation. The principle of the provision of a Gypsy and Traveller pitch is set within Local Plan Policy SS3.9b. | |
| 18. | Mr Stephen Hannigan | | 4.1 (Development Principle 1d: Gypsy and Traveller Accommodation (East of Basingstoke only)) | Concerned with the principle of a gypsy and traveller pitch on the East of Basingstoke site. | No change required. | |

| # | Company/ organisation | Company/ Organisation | Section of the SPD/ Development Principle | Summary of Representation | Officers Response | Change proposed |
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| | | | Traveller Accommodation (East of Basingstoke only)) | | The Local Plan sets out a strategy to meet the borough's needs for Gypsy and Traveller accommodation through the delivery of pitches on the four largest strategic sites, including 1 pitch on the East of Basingstoke allocation. The principle of the provision of a Gypsy and Traveller pitch is set within Local Plan Policy SS3.9b. | |
| 19. | Mr Richard Harding | | 4.1 (Development Principle 1d: Gypsy an Traveller Accommodation (East of Basingstoke only)) | Concerned with the principle of a gypsy and traveller pitch on the East of Basingstoke site. | No change required. The Local Plan sets out a strategy to meet the borough's needs for Gypsy and Traveller accommodation through the delivery of pitches on the four largest strategic sites, including 1 pitch on the East of Basingstoke allocation. The principle of the provision of a Gypsy and Traveller pitch is set within Local Plan Policy SS3.9b. | |
| 20. | Lian Proudley | | 4.1 (Development Principle 1d: Gypsy an Traveller Accommodation (East of Basingstoke)) | Concerned with the principle of a gypsy and traveller pitch on the East of Basingstoke site. | No change required. The Local Plan sets out a strategy to meet the borough's needs for Gypsy and Traveller accommodation through the delivery of pitches on the four largest strategic sites, including 1 pitch on the East of Basingstoke allocation. The principle of the provision of a Gypsy and Traveller pitch is set within Local Plan Policy SS3.9b | |
| 21. | Mrs Mirka Down | | 4.1 (Development Principle 1d: Gypsy and Traveller Accommodation (East of Basingstoke)) | Makes reference to "gypsy site" but no specific comment. | No change required. | |
| 22. | Mr David Jury | | 4.1 (Development Principle 1d: Gypsy and Traveller Accommodation (East of Basingstoke site only)) | Opposes any gypsy and travellers on site. | No change required. The Local Plan sets out a strategy to meet the borough's needs for Gypsy and Traveller accommodation through the delivery of pitches on the four largest strategic sites, including 1 pitch on the East of Basingstoke allocation. The principle of the provision of a Gypsy and Traveller pitch is set within Local Plan Policy SS3.9b. The location of the pitches for Gypsies and Travellers should be identified as part of the applicant's masterplanning work. Information on the provision of a Gypsy and Traveller pitch and its potential location will then be incorporated into the landowners planning application(s) on the site. | |
| 23. | Mr Andrew Maxwell | | 4.1 (Development Principle 1d: Gypsy and | Would like clarity on the proposed location of the gypsy and traveller pitch | No change required. | |

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| | | | Traveller Accommodation (East of Basingstoke site only)) | | The location of the pitches for Gypsies and Travellers should be identified as part of the applicant's masterplanning work. Information on the provision of a Gypsy and Traveller pitch and its potential location will then be incorporated into the landowners planning application(s) on the site. | |
| 24. | Mr David Goss | | 4.1 (Development Principle 1d: Gypsy and Traveller Accommodation (East of Basingstoke site only)) | Would like clarity on the proposed location of the gypsy and traveller pitch | No change required. The location of the pitches for Gypsies and Travellers should be identified as part of the applicant's masterplanning work. Information on the provision of a Gypsy and Traveller pitch and its potential location will then be incorporated into the landowners planning application(s) on the site. | |
| 25. | Mr Keith Marsh | | 4.1 (Development Principle 1d: Gypsy and Traveller Accommodation (East of Basingstoke site only)) | Would like clarity on the proposed location of the gypsy and traveller pitch | No change required. The location of the pitches for Gypsies and Travellers should be identified as part of the applicant's masterplanning work. Information on the provision of a Gypsy and Traveller pitch and its potential location will then be incorporated into the landowners planning application(s) on the site. | |
| 26. | Mr Nicholas Tunnell | | 4.1 (Development Principle 1d: Gypsy and Traveller Accommodation (East of Basingstoke site only)) | Objects to the provision of a Gypsy and Traveller pitch on the East of Basingstoke site. | No change required. The Local Plan sets out a strategy to meet the borough's needs for Gypsy and Traveller accommodation through the delivery of pitches on the four largest strategic sites, including 1 pitch on the East of Basingstoke allocation. The principle of the provision of a Gypsy and Traveller pitch is set within Local Plan Policy SS3.9b. | |
| 27. | Mr Gerard Shaw | Mr Gerard Shaw | 4.1 (Development Principle 1d: Gypsy and Traveller Accommodation (East of Basingstoke site only)) | Would like clarity on the proposed location of the gypsy and traveller pitch | No change required. The location of the pitches for Gypsies and Travellers should be identified as part of the applicant's masterplanning work. Information on the provision of a Gypsy and Traveller pitch and its potential location will then be incorporated into the landowners planning application(s) on the site. | |
| 28. | Melanie Zeferework | | 4.1 (Development Principle 1d: Gypsy and Traveller Accommodation (East of Basingstoke site only)) | Would like clarity on the proposed location of the gypsy and traveller pitch | No change required. The location of the pitches for Gypsies and Travellers should be identified as part of the applicant's masterplanning work. Information on the provision of a Gypsy and Traveller pitch and its potential location will then be incorporated into the landowners planning application(s) on the site. | |
| 29. | Miss Gayle Culip | | 4.1 (Development Principle 1d: Gypsy and Traveller Accommodation (East of Basingstoke site only)) | Would like clarity on the proposed location of the gypsy and traveller pitch | No change required. The location of the pitches for Gypsies and Travellers should be identified as part of the applicant's masterplanning work. Information on the provision of | |

| # | Company/ organisation | Company/ Organisation | Section of the SPD/ Development Principle | Summary of Representation | Officers Response | Change proposed |
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| | | | | | a Gypsy and Traveller pitch and its potential location will then be incorporated into the landowners planning application(s) on the site. | |
| 30. | Mr Anthony Mead | | 4.1 (Development Principle 1d: Gypsy and Traveller Accommodation (East of Basingstoke site only)) | Would like clarity on the proposed location of the gypsy and traveller pitch | No change required. The location of the pitches for Gypsies and Travellers should be identified as part of the applicant's masterplanning work. Information on the provision of a Gypsy and Traveller pitch and its potential location will then be incorporated into the landowners planning application(s) on the site. | |
| 31. | Mr Tom Whitaker | | 4.1 (Development Principle 1d: Gypsy and Traveller Accommodation (East of Basingstoke site only)) | Objects to the provision of a Gypsy and Traveller pitch on the East of Basingstoke site. | No change required. The Local Plan sets out a strategy to meet the borough's needs for Gypsy and Traveller accommodation through the delivery of pitches on the four largest strategic sites, including 1 pitch on the East of Basingstoke allocation. The principle of the provision of a Gypsy and Traveller pitch is set within Local Plan Policy SS3.9b. | |
| 32. | Mr David Martin | | 4.1 (Development Principle 1d: Gypsy and Traveller Accommodation (East of Basingstoke site only)) | Would like clarity on the proposed location of the gypsy and traveller pitch | No change required. The location of the pitches for Gypsies and Travellers should be identified as part of the applicant's masterplanning work. Information on the provision of a Gypsy and Traveller pitch and its potential location will then be incorporated into the landowners planning application(s) on the site. | |
| 33. | Mr Peter Amps | | 4.1 (Development Principle 1d: Gypsy and Traveller Accommodation (East of Basingstoke site only)) | Would like clarity on the proposed location of the gypsy and traveller pitch | No change required. The location of the pitches for Gypsies and Travellers should be identified as part of the applicant's masterplanning work. Information on the provision of a Gypsy and Traveller pitch and its potential location will then be incorporated into the landowners planning application(s) on the site. | |
| 34. | Jenny Maxwell | | 4.1 (Development Principle 1d: Gypsy and Traveller Accommodation (East of Basingstoke site only)) | Would like clarity on the proposed location of the gypsy and traveller pitch | No change required. The location of the pitches for Gypsies and Travellers should be identified as part of the applicant's masterplanning work. Information on the provision of a Gypsy and Traveller pitch and its potential location will then be incorporated into the landowners planning application(s) on the site. | |
| 35. | Mr Tim Crouch | Hampshire County Council (as landowner of the East of Basingstoke site). | 4.1 (Development Principle 1d: Gypsy and Traveller Accommodation (East of Basingstoke site only)). | The Development Principle should be amended to reflect the requirements of the policy (SS3.9 b), which does not explicitly state that Gypsy and Traveller accommodation must be provided on the LEOB site, but that the development should facilitate appropriate provision. There is a concern that provision of a single pitch will be both difficult to | No change required. The Local Plan sets out a strategy to meet the borough's needs for Gypsy and Traveller accommodation through the delivery of pitches on the four largest strategic sites, including 1 pitch on the East of Basingstoke allocation. | Add the following sentence to the end of paragraph 4.1.12 of the Development Brief: “...The revised GTNA (2017) concludes that there is still a requirement for 1 pitch on the East of Basingstoke site.” |

| # | Company/ organisation | Company/ Organisation | Section of the SPD/ Development Principle | Summary of Representation | Officers Response | Change proposed |
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| | | | | maintain and also may not fit with the needs of the community that it would serve. | <p>The principle of the provision of a Gypsy and Traveller pitch is set within Local Plan Policy SS3.9b.</p> <p>No evidence has been provided by HCC (as landowner) that the provision of a single pitch will be both difficult to maintain and also may not fit with the needs of the community that it would serve.</p> <p>The location of the pitch for Gypsies and Travellers should be identified as part of the applicant's masterplanning work and the site design/layout should meet the requirements of Local Plan Policy CN5 (Gypsies, Travellers and Travelling Show People).</p> <p>Since the consultation on the draft Development Brief, the council's has published its revised Gypsy and Traveller Needs Assessment (GTNA) (2017). This concludes that there is still a requirement for 1 pitch on the East of Basingstoke site. A sentence has been added to the end of paragraph 4.1.12 of the Development Brief to provide a summary on the conclusions of the revised GTNA (2017).</p> | |
| 36. | Mr Tim Crouch | Hampshire County Council (as landowner of the East of Basingstoke site). | 4.1.9 | Given the noted need for flexibility identified within the supporting text of Section 4.1.9 related to the provision of Self-build and Custom Housebuilding, it would be helpful to see this reflected in principle 1c, with an adjustment to state 'up to 5%...'. The requirement for a proportion for self build should also apply to Redlands. | <p>No change required.</p> <p>The requirement to provide 5% plots should be maintained as there is already a high level of demand for pitches on the self-build register. The suggested amendment would undermine the approach and make it more difficult to secure plots through the planning application process. In addition, flexibility is included in paragraph 4.1.9 to explain that if the expected level of demand for plots does not materialise, the LPA will review the requirement flexibly.</p> | |
| 37. | Mr Tony Vines | | 4.1.12 | <p>Queries the requirement/ demand for Gypsy and Traveller Pitches on the site.</p> <p>Further clarity is required regarding gypsy and traveller pitches noting there is no suggestion within the brief as to who is to erect and pay for such facilities and more importantly who is to manage and them and ensure that they are well-maintained and properly controlled.</p> | <p>No change required.</p> <p>The Local Plan sets out a strategy to meet the borough's needs for Gypsy and Traveller accommodation through the delivery of pitches on the four largest strategic sites, including 1 pitch on the East of Basingstoke allocation.</p> <p>The principle of the provision of a Gypsy and Traveller pitch is set within Local Plan Policy SS3.9b.</p> <p>The location of the pitches for Gypsies and Travellers should be identified as part of the applicant's masterplanning work. Information on the provision of a Gypsy and Traveller pitch, its potential location, associated facilities and maintenance matters will</p> | |

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| | | | | | then be incorporated into the landowners planning application(s) on the site. | |
| 38. | Mr Tim Crouch | Hampshire County Council (as landowner of the East of Basingstoke site). | 4.1.12 | Paragraph should be amended to reflect the requirements of Local Plan policy SS3.9 b), which does not explicitly state that Gypsy and Traveller accommodation must be provided on the LEOB site, but that the development should facilitate appropriate provision. There is a concern that provision of a single pitch will be both difficult to maintain and also may not fit with the needs of the community that it would serve. | <p>No change required.</p> <p>The Local Plan sets out a strategy to meet the borough's needs for Gypsy and Traveller accommodation through the delivery of pitches on the four largest strategic sites, including 1 pitch on the East of Basingstoke allocation.</p> <p>The principle of the provision of a Gypsy and Traveller pitch is set within Local Plan Policy SS3.9b.</p> <p>No evidence has been provided by HCC (as landowner) that the provision of a single pitch will be both difficult to maintain and also may not fit with the needs of the community that it would serve.</p> <p>The location of the pitch for Gypsies and Travellers should be identified as part of the applicant's masterplanning work and the site design/layout should meet the requirements of Local Plan Policy CN5 (Gypsies, Travellers and Travelling Show People).</p> <p>Since the consultation on the draft Development Brief, the council's has published its revised Gypsy and Traveller Needs Assessment (20017). This concludes that there is still a requirement for 1 pitch on the East of Basingstoke site. A sentence has been added to the end of paragraph 4.1.12 of the Development Brief to provide a summary on the conclusions of the revised GTNA (2017).</p> | Add the following sentence to the end of paragraph 4.1.12 of the Development Brief: <u>"...The revised GTNA (2017) concludes that there is still a requirement for 1 pitch on the East of Basingstoke site."</u> |
| 39. | Mr Tim Crouch | Hampshire County Council (as landowner of the East of Basingstoke site). | 4.2 | Section 4.2, and the coordinated approach to infrastructure, is supported. | Support noted. | |
| 40. | CLlr Onnalee Cubitt | | 4.2 (Development Principle 1e: Co-ordinated approach to development) | There are a number of requirements which these 2 sites have to adhere to and that SS 3.7 only got their approval because they are committed to, inter alia, i)"ensure that through joint master planning..." . Indeed, at DC on 8/02/17 the applicant of SS3.7 undertook to adhere to our SPD and SS3.7 conditions. These must hold. | <p>No change required.</p> <p>Policies SS3.7 and SS3.9 of the Local Plan and Development Principle 1e of the Development Brief all require the Redlands and East of Basingstoke sites are brought forward in a co-ordinated manner.</p> | |
| 41. | Mr David Wilson | Thames Water Utilities (c/o Savills) | 4.2 (Development Principle 1f: Provision of a primary school) | Thames Water support the requirement to keep sensitive uses such as housing and school to be located outside of the 1.5 OU contour. | Noted. | |
| 42. | Mr John Catchpole | | 4.2 (Development Principle 1f: Provision of a primary school) | If the proposed primary school is located at Upper Cufaude Farm rather than the East of Basingstoke site, how will the residents at Redlands and East of Basingstoke travel to this school as there isn't a direct | No change required. | |

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| | | | | route? In this instance it would not accord with the requirements of Development Principle 1f criteria a) and b). | <p>The Local Education Authority (Hampshire County Council) has yet to confirm to the borough council which site a primary school should be located on.</p> <p>Paragraph 4.2.6 of the SPD states:</p> <p>“Priority will be given for the primary school to be located on the East of Basingstoke site as this development is anticipated to be delivered before the Upper Cufaude Farm site is completed. However the LEA will confirm their exact requirements, based on pupil forecasting, at the earliest opportunity to ensure the sites are comprehensively planned, and that infrastructure is delivered at an appropriate time and in a coordinated manner.”</p> <p>The borough council worked closely with the Local Education Authority (Hampshire County Council) during the production of the SPD and will continue to do so during the determination of future planning applications on the East of Basingstoke site and Upper Cufaude Farm site.</p> | |
| 43. | Cllr Onnalee Cubitt | | 4.2 (Development Principle 1f: Provision of a primary school) | Support the requirement for a primary school. After all this site belongs to the LEA. | <p>Noted.</p> <p>The Local Education Authority (Hampshire County Council) has yet to confirm to the borough council which site a primary school should be located on.</p> <p>Paragraph 4.2.6 of the SPD states:</p> <p>“Priority will be given for the primary school to be located on the East of Basingstoke site as this development is anticipated to be delivered before the Upper Cufaude Farm site is completed. However the LEA will confirm their exact requirements, based on pupil forecasting, at the earliest opportunity to ensure the sites are comprehensively planned, and that infrastructure is delivered at an appropriate time and in a coordinated manner.”</p> <p>The borough council worked closely with the Local Education Authority (Hampshire County Council) during the production of the SPD and will continue to do so during the determination of future planning applications on the East of Basingstoke site and Upper Cufaude Farm site.</p> | |
| 44. | Heather Rainbow | Cycle Basingstoke | 4.2 (Development Principle 1f: Provision or a primary school) | <p>Supports criterion a) but suggest it is amended as follows:</p> <p>“a) Accessibility, including clear and safe walking, cycling and scooting connectivity from the schools’ catchments <u>which may be range of places off site;</u></p> | <p>No change required.</p> <p>It is considered that the suggested wording provides unnecessary clarification.</p> | |

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| 45. | Heather Rainbow | Cycle Basingstoke | 4.2 (Development Principle 1g: Location of community facility, local shopping facilities and primary school) | <p>Suggests the second and third paragraphs of Development Principle 1g should be amended as follows:</p> <p>“These facilities should be in accessible locations that maximise the number of new and existing residents within walking distance, with good connections to public transport. <u>Filtered permeability will mean that trips to these sites will be shorter and more convenient on foot or by bike than by car.</u></p> <p>The car parking should be designed to ensure that it does not detract from the appearance or the function. The location of the car parking should encourage sharing between different uses at different times of the day. <u>There will be secure cycle parking short and long stay (lock up) located close to the entrances.</u>”</p> | <p>Partially agree.</p> <p>In the context of the paragraph, it is considered that the proposed wording in relation to filtered permeability is unnecessary.</p> <p>However, agree to add wording to the Development Principle in relation to secure cycle parking.</p> <p>In addition, a new criterion will be added to Development Principle 4c (integrating car parking and refuse collection into the development) to emphasise that; parking spaces should be well-designed and located to encourage use and avoid inappropriate parking elsewhere; and inappropriate parking can cause issues for pedestrians and cyclists.</p> | <p>Add the following wording to end of the second paragraph of the Development Principle:</p> <p><u>“...Cyclists should also be able to cycle close to the entrances of these facilities, where there should be secure cycle parking (short stay and long stay (lock up)).”</u></p> <p>Add a new criterion after criterion a) of Development Principle 4c as follows:</p> <p><u>“b) Parking spaces should be well-designed and located to encourage use and avoid inappropriate parking elsewhere.”</u></p> |
| 46. | Mr Oliver Rathmill | Environment Agency (South East) | 4.2 (Development Principle 1h: Utilities and services) | <p>Welcome the requirement for planning applications to demonstrate that utility provision has been comprehensively planned across the sites and that there are no insurmountable issues with utilities and services in the local area.</p> | <p>Noted.</p> | |
| 47. | Mr James Hope | Scottish and Southern Energy (SSE) | 4.2 (Development Principle 1h: Utilities and Services) | <p>To ensure certainty of delivery of a development site, any anticipated relocation of existing overhead lines should be formally agreed with Scottish and Southern Electricity Networks prior to submission of a planning application.</p> | <p>Agree to make an amendment to Development Principle 1h to ensure any anticipated relocation of existing overhead lines should be formally agreed with Scottish and Southern Electricity Networks prior to submission of a planning application.</p> | <p>Add the following to the end of the Development Principle 1h:</p> <p><u>“Any anticipated relocation of existing overhead lines should be formally agreed with Scottish and Southern Electricity Networks prior to submission of a planning application.”</u></p> |
| 48. | Mrs. Maria Miller MP | | 4.2 (Development Principle 1i: Fibre broadband to the premises). | <p>Welcomes the principle set out in the document that there should be provision of high speed broadband to all homes and other buildings, with ducting to be installed as part of the construction of the buildings and highway works.</p> | <p>Support noted.</p> | |
| 49. | Mr Tim Crouch | Hampshire County Council (as landowner of the East of Basingstoke site). | 4.2 (Figure 4.2.1) | <p>Figure 4.2.1 is helpful as a summary, but the source and justification of the requirements should be listed for robustness.</p> | <p>No change required.</p> <p>It is not necessary to add in the source or justification for each of the infrastructure requirements in figure 4.2.1 of the SPD.</p> <p>In terms of the source, the detail of the infrastructure requirements has emerged from discussions with infrastructure providers and is based upon a number of other strategies and evidence such as the playing pitch strategy. Infrastructure requirements will continue to be informed by future work such as the site-specific transport assessment.</p> <p>Local Plan policies provide the justification for these requirements and the SPD seeks to provide further</p> | |

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| | | | | | <p>guidance on which site the council expects infrastructure to be provided on.</p> <p>Further information about each of the infrastructure requirements is available within the latest published version of the Infrastructure Delivery Plan.</p> | |
| 50. | Mrs Victoria Pini | | 4.2 (Social and physical infrastructure) | Notes that an increased population will place increased pressure on existing services. Considers the Chineham Medical Practice would be at increased strain and that this needs to be addressed through the provision of a medical centre for the new developments. Primary school places must be addressed as part of this development as more schools are needed on this side of Basingstoke. This should not just be extensions to be built on existing properties. | <p>No change required.</p> <p>The Infrastructure Delivery Plan (IDP) sets out the necessary infrastructure which will need to be provided alongside the Redlands and East of Basingstoke site. The IDP does not identify a new medical centre is required as a result of the Redlands and East of Basingstoke sites.</p> <p>Paragraph 4.2.6 of the draft Development Brief explains how primary school provision is to be addressed on the East of Basingstoke site.</p> | |
| 51. | Miss Amanda Joy | | 4.2 (Social and physical infrastructure) | Concerned with the principle of development and capacity of local infrastructure, of particular concern is medical infrastructure and GP surgery. | <p>No change required.</p> <p>The Infrastructure Delivery Plan (IDP) sets out the necessary infrastructure which will need to be provided alongside the Redlands and East of Basingstoke site. The IDP does not identify a new medical centre is required as a result of the Redlands and East of Basingstoke sites.</p> | |
| 52. | Mr Stephen Hannigan | | 4.2 (Social and physical infrastructure) | Notes concern on local infrastructure particularly in relation to medical facilities. | <p>No change required.</p> <p>The Infrastructure Delivery Plan (IDP) sets out the necessary infrastructure which will need to be provided alongside the Redlands and East of Basingstoke site. The IDP does not identify a new medical centre/ dentist is required as a result of the Redlands and East of Basingstoke sites.</p> | |
| 53. | Mr Andrew Maxwell | | 4.2 (Social and physical infrastructure) | Notes concern on local infrastructure particularly in relation to medical facilities. | <p>No change required.</p> <p>The Infrastructure Delivery Plan (IDP) sets out the necessary infrastructure which will need to be provided alongside the Redlands and East of Basingstoke site. The IDP does not identify a new medical centre/ dentist is required as a result of the Redlands and East of Basingstoke sites.</p> | |
| 54. | Mr David Goss | | 4.2 (Social and physical infrastructure) | Notes concern on local infrastructure particularly in relation to medical facilities. | <p>No change required.</p> <p>The Infrastructure Delivery Plan (IDP) sets out the necessary infrastructure which will need to be provided alongside the Redlands and East of Basingstoke site. The IDP does not identify a new</p> | |

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| | | | | | medical centre/ dentist is required as a result of the Redlands and East of Basingstoke sites. | |
| 55. | Mr Keith Marsh | | 4.2 (Social and physical infrastructure) | Concerned with the principle of development and capacity of local infrastructure, of particular concern is medical infrastructure and GP surgery. | No change required. The Infrastructure Delivery Plan (IDP) sets out the necessary infrastructure which will need to be provided alongside the Redlands and East of Basingstoke site. The IDP does not identify a new medical centre is required as a result of the Redlands and East of Basingstoke sites. | |
| 56. | Mrs Sarah Jefferies | | 4.2 (Social and physical infrastructure) | Notes concern on local infrastructure particularly in relation to medical facilities. | No change required. The Infrastructure Delivery Plan (IDP) sets out the necessary infrastructure which will need to be provided alongside the Redlands and East of Basingstoke site. The IDP does not identify a new medical centre/ dentist is required as a result of the Redlands and East of Basingstoke sites. | |
| 57. | Mr Richard Booth | | 4.2 (Social and physical infrastructure) | Notes concern on local infrastructure particularly in relation to medical facilities. | No change required. The Infrastructure Delivery Plan (IDP) sets out the necessary infrastructure which will need to be provided alongside the Redlands and East of Basingstoke site. The IDP does not identify a new medical centre/ dentist is required as a result of the Redlands and East of Basingstoke sites. | |
| 58. | Mr Nicholas Tunnell | | 4.2 (Social and physical infrastructure) | Notes concern on local infrastructure particularly in relation to medical facilities. | No change required. The Infrastructure Delivery Plan (IDP) sets out the necessary infrastructure which will need to be provided alongside the Redlands and East of Basingstoke site. The IDP does not identify a new medical centre/ dentist is required as a result of the Redlands and East of Basingstoke sites. | |
| 59. | Melanie Zeferework | | 4.2 (Social and physical infrastructure) | Notes concern on local infrastructure particularly in relation to medical facilities. | No change required. The Infrastructure Delivery Plan (IDP) sets out the necessary infrastructure which will need to be provided alongside the Redlands and East of Basingstoke site. The IDP does not identify a new medical centre/ dentist is required as a result of the Redlands and East of Basingstoke sites. | |
| 60. | Miss Gayle Culip | | 4.2 (Social and physical infrastructure) | Notes concern on local infrastructure particularly in relation to medical facilities. | No change required. The Infrastructure Delivery Plan (IDP) sets out the necessary infrastructure which will need to be provided alongside the Redlands and East of Basingstoke site. The IDP does not identify a new medical centre/ dentist is required as a result of the Redlands and East of Basingstoke sites. | |
| 61. | Mr Anthony Mead | | 4.2 (Social and physical infrastructure) | Notes concern on local infrastructure particularly in relation to medical facilities. | No change required. The Infrastructure Delivery Plan (IDP) sets out the necessary infrastructure which will need to be | |

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| | | | | | provided alongside the Redlands and East of Basingstoke site. The IDP does not identify a new medical centre/ dentist is required as a result of the Redlands and East of Basingstoke sites. | |
| 62. | Mr David Martin | | 4.2 (Social and physical infrastructure) | Notes concern on local infrastructure particularly in relation to medical facilities. | No change required. The Infrastructure Delivery Plan (IDP) sets out the necessary infrastructure which will need to be provided alongside the Redlands and East of Basingstoke site. The IDP does not identify a new medical centre/ dentist is required as a result of the Redlands and East of Basingstoke sites. | |
| 63. | Mr Peter Amps | | 4.2 (Social and physical infrastructure) | Notes concern on local infrastructure particularly in relation to medical facilities. | No change required. The Infrastructure Delivery Plan (IDP) sets out the necessary infrastructure which will need to be provided alongside the Redlands and East of Basingstoke site. The IDP does not identify a new medical centre/ dentist is required as a result of the Redlands and East of Basingstoke sites. | |
| 64. | Mr Philip Bielby | | 4.2 (Social and physical infrastructure) | Notes no mention has been made of new medical facilities to accommodate the new houses and their residents. | No change required. The Infrastructure Delivery Plan (IDP) sets out the necessary infrastructure which will need to be provided alongside the Redlands and East of Basingstoke site. The IDP does not identify a new medical centre/ dentist is required as a result of the Redlands and East of Basingstoke sites. | |
| 65. | Mrs. Maria Miller MP | | 4.2 (Social and physical infrastructure) | Respondent welcomes proposals for a community facility and local shopping facility, as well as a 2FE primary school. Notes there is currently ambiguity about whether the primary school will be built at East of Basingstoke or Upper Cufau de Farm and suggests that it should be located on the East of Basingstoke site. | Noted and no change required. The Local Education Authority (Hampshire County Council) has yet to confirm to the borough council which site a primary school should be located on. Paragraph 4.2.6 of the SPD states: “Priority will be given for the primary school to be located on the East of Basingstoke site as this development is anticipated to be delivered before the Upper Cufau de Farm site is completed. However the LEA will confirm their exact requirements, based on pupil forecasting, at the earliest opportunity to ensure the sites are comprehensively planned, and that infrastructure is delivered at an appropriate time and in a coordinated manner.” The borough council worked closely with the Local Education Authority (Hampshire County Council) during the production of the SPD and will continue to do so during the determination of future planning applications on the East of Basingstoke site and Upper Cufau de Farm site. | |
| 66. | Mrs. Maria Miller MP | | 4.2 (Social and physical infrastructure) | More provision for older people, but also, for a development of this size, and given the overload on | No change required. | |

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| | | | | neighbouring services, it would be desirable to see new healthcare provision for the sites. | Development Principle 1a states that the market homes on the site should be mixed, including accommodation for older people. The Infrastructure Delivery Plan (IDP) sets out the necessary infrastructure which will need to be provided alongside the Redlands and East of Basingstoke site. The IDP does not identify a new healthcare provision is required as a result of the Redlands and East of Basingstoke sites. | |
| 67. | Jenny Maxwell | | 4.2 (Social and physical infrastructure) | Notes concern on local infrastructure particularly in relation to medical centres and dentists. | No change required. The Infrastructure Delivery Plan (IDP) sets out the necessary infrastructure which will need to be provided alongside the Redlands and East of Basingstoke site. The IDP does not identify a new medical centre/ dentist is required as a result of the Redlands and East of Basingstoke sites. | |
| 68. | Mr David Goss | | 4.2 (Social and physical infrastructure) | Notes no mention has been made of new medical facilities to accommodate the new houses and their residents. | No change required. The Infrastructure Delivery Plan (IDP) sets out the necessary infrastructure which will need to be provided alongside the Redlands and East of Basingstoke site. The IDP does not identify a new medical centre/ dentist is required as a result of the Redlands and East of Basingstoke sites. | |
| 69. | Mr Adrian Howells | | 4.2 (Social and physical infrastructure) | Notes no mention has been made of new medical facilities to accommodate the new houses and their residents. | The Infrastructure Delivery Plan (IDP) sets out the necessary infrastructure which will need to be provided alongside the Redlands and East of Basingstoke site. The IDP does not identify a new medical centre/ dentist is required as a result of the Redlands and East of Basingstoke sites. | |
| 70. | Lian Proudley | | 4.2 (Social and physical infrastructure) | Concerned with the principle of development, and local infrastructure, of particular concern is medical infrastructure and GP surgery. | No change required. The Infrastructure Delivery Plan (IDP) sets out the necessary infrastructure which will need to be provided alongside the Redlands and East of Basingstoke site. The IDP does not identify a new medical centre is required as a result of the Redlands and East of Basingstoke sites. | |
| 71. | Renee Burnett | | 4.2 (Social and physical infrastructure) | Strongly opposed to the development. There are already long waiting times to see doctors and the shopping centre at Chineham is extremely busy at all times. Local amenities are already stretched and would not be able to cope with hundreds more houses in this area. | No change required. The sites are allocated housing sites in policies SS3.9 and SS3.9 of the Local Plan, therefore development of these sites is acceptable in principle. The Infrastructure Delivery Plan (IDP) sets out the necessary infrastructure which will need to be provided alongside the Redlands and East of Basingstoke site. The IDP does not identify a new medical centre is required as a result of the Redlands and East of Basingstoke sites. | |

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| 72. | Mrs Marion Wolstencroft | Natural Basingstoke | 4.2.4 | <p>Requests clarity to be added to the Development Brief on the extent of “developable area” of a site and therefore areas that are excluded from the developable area.</p> <p>Requests clarification in the Development Brief on whether non-developable land that is natural green space is additional to natural green space derived from the Green Space Standards? For example, does the Green Space Standards calculation exclude the area of existing floodplain, flood water retention basin, woodlands and hedgerows because it is non-developable land?</p> | <p>No change required.</p> <p>The SPD sets a high level strategy. The suggestion is considered unduly detailed for inclusion in the Development Brief.</p> <p>The Development Framework Plan provides a summary of the key opportunities and constraints that should influence the form of development on the East of Basingstoke and Redlands sites, including indicative information about how the development could respond to them. The Development Framework Plan is indicative and not a masterplan.</p> <p>Specific formal/ informal natural green space should be identified and designed as part of the planning application as deemed necessary for their various mitigation purposes.</p> | |
| 73. | Mrs Marion Wolstencroft | Natural Basingstoke | 4.2.6 | <p>Please specify in the brief the hectares required for the school site.</p> | <p>No change required.</p> <p>SPD sets a high level strategy. The suggestion is considered unduly detailed for inclusion in the Development Brief. As indicated by Hampshire County Council guidance, a two form entry school requires 2 hectares of land.</p> | |
| 74. | Mrs Julia Johnston | Chineham Parish Council | 4.2.6 | <p>Concerned that the expected LEA policy will mean only one new primary school and note it is not acceptable that children should be required to cross the A33 to get to and from school.</p> | <p>No change required.</p> <p>Paragraph 4.2.6 highlights the wording in footnote 6 of the Local Plan. The view from the Local Education Authority is that currently only 1 primary school is required and that this could be located on either the East of Basingstoke or Upper Cufaude Farm site. The Local Education Authority may also advise if amendments to existing school catchments will be required in response to the development of the sites.</p> <p>The Local Education Authority has yet to confirm to the borough council which site a primary school should be located on. Paragraph 4.2.6 of the SPD states:</p> <p>“Priority will be given for the primary school to be located on the East of Basingstoke site as this development is anticipated to be delivered before the Upper Cufaude Farm site is completed. However the LEA will confirm their exact requirements, based on pupil forecasting, at the earliest opportunity to ensure the sites are comprehensively planned, and that infrastructure is delivered at an appropriate time and in a coordinated manner.”</p> | |

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| | | | | | As noted in paragraph 4.2.7 and Development Principle 1f, the proposed primary school should be served with safe routes for journeys on foot or bicycle and a School Travel Plan should be developed and implemented. | |
| 75. | Mrs Marion Wolstencroft | Natural Basingstoke | 4.2.7 | Propose there be an area of protected, safe habitat natural green space adjacent to the school site e.g. herb rich grassland so that children (and adults) can have somewhere to experience and learn about nature whether in or out of school time. Given the adjoining proposed Neighbourhood Park this could form part of the park. | No change required. The SPD sets a high level strategy. The suggestion is considered unduly detailed for inclusion in the Development Brief. Nevertheless, comments are noted and are considered to be very useful. It is hoped and encouraged that Natural Basingstoke will engage with the landowners of the sites during the masterplanning of the sites and also with the Local Planning Authority during the determination of the relevant planning applications. | |
| 76. | Heather Rainbow | Cycle Basingstoke | 4.2.7 | This paragraph states "preferably segregated". Clarification is required on this. Does this mean from motor traffic, or between cyclists and pedestrians? Suggests that the paragraph should state "Site layout will have filtered permeability which permits shorter journeys on foot or by bike." | No change required. Further clarification and the suggested wording is considered to not be necessary. The paragraph sets out the standard of provision but enables its precise form to be determined through the masterplanning process. | |
| 77. | Mrs Marion Wolstencroft | Natural Basingstoke | 4.2.10 | The Development Brief should specify the hectareage assumed for the Local Centre. | No change required. The SPD sets a high level strategy. The suggestion is considered unduly detailed for inclusion in the Development Brief. | |
| 78. | Mrs Julia Johnston | Chineham Parish Council | 4.2.11 | Seeks further assurances that the matters of drainage and sewerage can be resolved before planning consent is given for any of these sites, particularly in the light of Thames Waters comments on the Redlands application 16/02457/OUT. "Thames Water has identified an inability of the existing waste water infrastructure to accommodate the needs of this application". | Noted and no change required. As outlined in Development Principle 3f, a full utilities assessment will need to be provided with the planning applications on the sites to identify improvements required to the drainage network (for both foul and surface water). Thames Water should be consulted on the preparation of such an assessment in relation to sewerage and waste water treatment provision. The borough council encourages the landowners to liaise closely with Thames Water at the earliest opportunity. | |
| 79. | Mr Mark Johnson | | 5 (Transport & Access) | Concerned with local infrastructure, particularly in relation to traffic congestion along the A33 and the access point through Lillymill Chine. | No change required. The council's Transport Assessment for the Local Plan considered the impact of development of the East of Basingstoke and Redlands sites and considered that they can be accommodated on the highways network with the necessary mitigation and appropriate access | |

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| | | | | | <p>solutions. Paragraphs 5.1.14-5.1.16 outline the series of planned improvements to the A33 corridor. As noted in paragraph 5.0.3, a Transport Assessment must be prepared for each site – which should identify the full impacts of both sites, appropriate mitigation measures and include a Travel Plan – to support the planning applications.</p> <p>As noted in Development Principle 2a a secondary/emergency access may need to be considered but it has not yet been demonstrated by the landowner to be required and secondly a location for it has also not been determined. Paragraph 5.19 adds that a “If secondary/emergency access is demonstrated to be required through technical assessment, a heritage feasibility analysis will need to be undertaken on the principle and extent of crossing the Scheduled Monument and the landowner will be required to work closely with Historic England on this issue.”</p> | |
| 80. | Mrs Victoria Pini | | 5 (Transport & Access) | A33 is at capacity. | <p>The council’s Transport Assessment for the Local Plan considered the impact of development of the East of Basingstoke and Redlands sites and considered that they can be accommodated on the highways network with the necessary mitigation and appropriate access solutions. Paragraphs 5.1.14-5.1.16 outline the series of planned improvements to the A33 corridor. As noted in paragraph 5.0.3, a Transport Assessment must be prepared for each site – which should identify the full impacts of both sites, appropriate mitigation measures and include a Travel Plan – to support the planning applications.</p> | |
| 81. | Mr Richard Anderson | | 5 (Transport & Access) | Concerned with local infrastructure, particularly in relation to traffic congestion along the A33 and the access point through Lillymill Chine. | <p>No change required.</p> <p>The council’s Transport Assessment for the Local Plan considered the impact of development of the East of Basingstoke and Redlands sites and considered that they can be accommodated on the highways network with the necessary mitigation and appropriate access solutions. Paragraphs 5.1.14-5.1.16 outline the series of planned improvements to the A33 corridor. As noted in paragraph 5.0.3, a Transport Assessment must be prepared for each site – which should identify the full impacts of both sites, appropriate mitigation measures and include a Travel Plan – to support the planning applications.</p> <p>As noted in Development Principle 2a a secondary/emergency access may need to be considered but it has not yet been demonstrated by the landowner to be required and secondly a location for it has also not been determined. Paragraph 5.19 adds that a “If secondary/emergency access is demonstrated to be required through technical assessment, a heritage</p> | |

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| | | | | | feasibility analysis will need to be undertaken on the principle and extent of crossing the Scheduled Monument and the landowner will be required to work closely with Historic England on this issue.” | |
| 82. | Mr Stephen Hannigan | | 5 (Transport & Access) | Concerned with local infrastructure, particularly in relation to traffic congestion along the A33 and the access point through Lillymill Chine. | <p>No change required.</p> <p>The council’s Transport Assessment for the Local Plan considered the impact of development of the East of Basingstoke and Redlands sites and considered that they can be accommodated on the highways network with the necessary mitigation and appropriate access solutions. Paragraphs 5.1.14-5.1.16 outline the series of planned improvements to the A33 corridor. As noted in paragraph 5.0.3, a Transport Assessment must be prepared for each site – which should identify the full impacts of both sites, appropriate mitigation measures and include a Travel Plan – to support the planning applications.</p> <p>As noted in Development Principle 2a a secondary/emergency access may need to be considered but it has not yet been demonstrated by the landowner to be required and secondly a location for it has also not been determined. Paragraph 5.19 adds that a “If secondary/emergency access is demonstrated to be required through technical assessment, a heritage feasibility analysis will need to be undertaken on the principle and extent of crossing the Scheduled Monument and the landowner will be required to work closely with Historic England on this issue.”</p> | |
| 83. | Mr David Goss | | 5 (Transport & Access) | Concerned with local infrastructure, particularly in relation to traffic congestion along the A33 and the access point through Lillymill Chine. Concerned with impact local amenity due to increases in noise levels. | <p>No change required.</p> <p>The council’s Transport Assessment for the Local Plan considered the impact of development of the East of Basingstoke and Redlands sites and considered that they can be accommodated on the highways network with the necessary mitigation and appropriate access solutions. Paragraphs 5.1.14-5.1.16 outline the series of planned improvements to the A33 corridor. As noted in paragraph 5.0.3, a Transport Assessment must be prepared for each site – which should identify the full impacts of both sites, appropriate mitigation measures and include a Travel Plan – to support the planning applications.</p> <p>As noted in Development Principle 2a a secondary/emergency access may need to be considered but it has not yet been demonstrated by the landowner to be required and secondly a location for it has also not been determined. Paragraph 5.19 adds that a “If secondary/emergency access is demonstrated to be required through technical assessment, a heritage feasibility analysis will need to be undertaken on the</p> | |

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| | | | | | <p>principle and extent of crossing the Scheduled Monument and the landowner will be required to work closely with Historic England on this issue.”</p> <p>Planning applications for development on the sites will need to be accompanied by a Noise Assessment.</p> <p>The planning applications will also need to demonstrate that they accord with the requirements of policy EM12 (Pollution) of the Local Plan.</p> | |
| 84. | Mr Richard Harding | | 5 (Transport & Access) | Concerned with local infrastructure, particularly in relation to traffic congestion along the A33 and the access point through Lillymill Chine. Concerned with impact local amenity due to increases in noise levels. | <p>No change required.</p> <p>The council’s Transport Assessment for the Local Plan considered the impact of development of the East of Basingstoke and Redlands sites and considered that they can be accommodated on the highways network with the necessary mitigation and appropriate access solutions. Paragraphs 5.1.14-5.1.16 outline the series of planned improvements to the A33 corridor. As noted in paragraph 5.0.3, a Transport Assessment must be prepared for each site – which should identify the full impacts of both sites, appropriate mitigation measures and include a Travel Plan – to support the planning applications.</p> <p>As noted in Development Principle 2a a secondary/emergency access may need to be considered but it has not yet been demonstrated by the landowner to be required and secondly a location for it has also not been determined. Paragraph 5.19 adds that a “If secondary/emergency access is demonstrated to be required through technical assessment, a heritage feasibility analysis will need to be undertaken on the principle and extent of crossing the Scheduled Monument and the landowner will be required to work closely with Historic England on this issue.”</p> <p>Planning applications for development on the sites will need to be accompanied by a Noise Assessment.</p> <p>The planning applications will also need to demonstrate that they accord with the requirements of policy EM12 (Pollution) of the Local Plan.</p> | |
| 85. | Mrs Viv Woodley | | 5 (Transport & Access) | Notes that the A33 between Reading and Basingstoke is relied on by thousands of commuters and businesses, and it is already plagued by congestion and accidents. Until a full formal transport plan is budgeted, agreed and begun in order to improve the safety, capacity and flow of this section of the A33, any further property developments will only make the current situation worse | <p>No change required.</p> <p>The council’s Transport Assessment for the Local Plan considered the impact of development of the East of Basingstoke and Redlands sites and considered that they can be accommodated on the highways network with the necessary mitigation and appropriate access solutions. Paragraphs 5.1.14-5.1.16 outline the series of planned improvements to the A33 corridor. As noted in paragraph 5.0.3, a Transport Assessment</p> | |

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| | | | | | must be prepared for each site – which should identify the full impacts of both sites, appropriate mitigation measures and include a Travel Plan – to support the planning applications. | |
| 86. | Mr Keith Marsh | | 5 (Transport & Access) | Concerned with local infrastructure, particularly in relation to traffic congestion along the A33 and the access point through Lillymill Chine. Concerned with impact local amenity due to increases in noise levels. | <p>No change required.</p> <p>The council’s Transport Assessment for the Local Plan considered the impact of development of the East of Basingstoke and Redlands sites and considered that they can be accommodated on the highways network with the necessary mitigation and appropriate access solutions. Paragraphs 5.1.14-5.1.16 outline the series of planned improvements to the A33 corridor. As noted in paragraph 5.0.3, a Transport Assessment must be prepared for each site – which should identify the full impacts of both sites, appropriate mitigation measures and include a Travel Plan – to support the planning applications.</p> <p>As noted in Development Principle 2a a secondary/ emergency access may need to be considered but it has not yet been demonstrated by the landowner to be required and secondly a location for it has also not been determined. Paragraph 5.19 adds that a “If secondary/emergency access is demonstrated to be required through technical assessment, a heritage feasibility analysis will need to be undertaken on the principle and extent of crossing the Scheduled Monument and the landowner will be required to work closely with Historic England on this issue.”</p> <p>Planning applications for development on the sites will need to be accompanied by a Noise Assessment.</p> <p>The planning applications will also need to demonstrate that they accord with the requirements of policy EM12 (Pollution) of the Local Plan.</p> | |
| 87. | Mrs Sarah Jefferies | | 5 (Transport & Access) | Concerned with local infrastructure, particularly in relation to traffic congestion along the A33 and the access point through Lillymill Chine – suggests alternatives should be found. Also queries whether the Chineham Station will be delivered. | <p>No change required.</p> <p>The council’s Transport Assessment for the Local Plan considered the impact of development of the East of Basingstoke and Redlands sites and considered that they can be accommodated on the highways network with the necessary mitigation and appropriate access solutions. Paragraphs 5.1.14-5.1.16 outline the series of planned improvements to the A33 corridor. As noted in paragraph 5.0.3, a Transport Assessment must be prepared for each site – which should identify the full impacts of both sites, appropriate mitigation measures and include a Travel Plan – to support the planning applications.</p> | |

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| | | | | | <p>As noted in Development Principle 2a a secondary/emergency access may need to be considered but it has not yet been demonstrated by the landowner to be required and secondly a location for it has also not been determined. Paragraph 5.19 adds that a “If secondary/emergency access is demonstrated to be required through technical assessment, a heritage feasibility analysis will need to be undertaken on the principle and extent of crossing the Scheduled Monument and the landowner will be required to work closely with Historic England on this issue.”</p> <p>The Local Plan allocates a site in Chineham for a proposed railway station – see policy SS10 (Chineham Railway Station) and the Local Plan Policies Map.</p> | |
| 88. | Mr Jonathan Harmer | | 5 (Transport & Access) | <p>Concerned about the impact on the road network with additional cars and parking on new build sites. Proposes a fully separated eastern bypass to take through traffic away from Basingstoke altogether and enable the improvements on existing roads to serve local traffic.</p> | <p>No change required.</p> <p>The council’s Transport Assessment for the Local Plan considered the impact of development of the East of Basingstoke and Redlands sites and considered that they can be accommodated on the highways network with the necessary mitigation and appropriate access solutions. Paragraphs 5.1.14-5.1.16 outline the series of planned improvements to the A33 corridor. As noted in paragraph 5.0.3, a Transport Assessment must be prepared for each site – which should identify the full impacts of both sites, appropriate mitigation measures and include a Travel Plan – to support the planning applications. An eastern bypass is not one of the planned improvements.</p> <p>The Development Brief sets out information on parking provision in section 7.2 and Development Principle 4c (Integrating car parking and refuse collection into the development). The Development Brief enable the precise form of parking provision to be determined through the masterplanning and planning application process.</p> <p>The borough council has started work on producing a Parking SPD which will replace the Residential Parking Standards SPD and Non-residential Parking Standards SPG. Parking standards are being reviewed as part of this work.</p> | |
| 89. | Mrs Louise Porton | Parish Clerk Kingsclere Parish Council | 5 (Transport & Access) | <p>Respondent did not have any comments to make about the proposed development in principal but it is concerned about traffic implications on the A339. An efficient link between North Hampshire and West Berkshire is important for the inhabitants of both areas and for the businesses that operate in the area.</p> | <p>No change required.</p> <p>The council’s Transport Assessment for the Local Plan considered the impact of development of the East of Basingstoke and Redlands sites and considered that they can be accommodated on the highways network with the necessary mitigation and appropriate access</p> | |

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| | | | | This development, whilst East of Basingstoke and probably having a greater impact on the A33 will have an impact on the volume of traffic on the A339. | <p>solutions. Paragraphs 5.1.14-5.1.16 outline the series of planned improvements to the A33 corridor. No planned improvements to the A339 are planned as a result of these developments.</p> <p>As noted in paragraph 5.0.3, a Transport Assessment must be prepared for each site – which should identify the full impacts of both sites, appropriate mitigation measures and include a Travel Plan – to support the planning applications.</p> | |
| 90. | Lian Proudley | | 5 (Transport & Access) | Raises issues with the A33 and ability of local roads to cope with additional cars. | <p>No change required.</p> <p>The council's Transport Assessment for the Local Plan considered the impact of development of the East of Basingstoke and Redlands sites and considered that they can be accommodated on the highways network with the necessary mitigation and appropriate access solutions. Paragraphs 5.1.14-5.1.16 outline the series of planned improvements to the A33 corridor. As noted in paragraph 5.0.3, a Transport Assessment must be prepared for each site – which should identify the full impacts of both sites, appropriate mitigation measures and include a Travel Plan – to support the planning applications.</p> | |
| 91. | Mr Tim Crouch | Hampshire County Council (as landowner of the East of Basingstoke site). | 5 (Transport & Access) | Overall it is felt the Development Brief would benefit from a clearer division between policies related to accessing the allocation and knitting it into wider movement networks, and policies related to designing for movement within the allocation site itself. | <p>No change required.</p> <p>The Development Brief sets out the standard of provision but enables its precise form to be determined through the masterplanning process.</p> | |
| 92. | Wokingham Borough Council | | 5 (Transport & Access) | Concerned with the effect that the new development will have on traffic on the north of the A33 (within the Wokingham Borough boundary) and on junction 11 of the M4. It is also unclear whether the Highways Authority has considered the impact of the East Basingstoke and Redlands site allocations on the Manage Motorways project on the M4 (hardshoulder as a running lane). | <p>No change.</p> <p>Highways England reviewed the SPD and supporting documents. They conclude there is unlikely to be a direct impact to the safe and efficient operation of the M3 from proposals set out in the SPD, therefore they offered no comment at this stage. They did not raise any concerns about potential impact of the developments on the Manage Motorways project on the M4.</p> | |
| 93. | Anne Rushbrooke | | 5 (Transport and Access) | Concern with regards to highways infrastructure and how additional traffic generation will affect the wider areas of Basingstoke, noting that a 20 mile radius should be considered when considering traffic. | <p>No change required.</p> <p>The council's Transport Assessment for the Local Plan considered the impact of development of the East of Basingstoke and Redlands sites and considered that they can be accommodated on the highways network with the necessary mitigation and appropriate access solutions. Paragraphs 5.1.14-5.1.16 outline the series of planned improvements to the A33 corridor. As</p> | |

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| | | | | | noted in paragraph 5.0.3, a Transport Assessment must be prepared for each site – which should identify the full impacts of both sites, appropriate mitigation measures and include a Travel Plan – to support the planning applications. | |
| 94. | Mrs. Maria Miller MP | | 5 (Transport and Access) | Very concerned about the additional load from this development on the already extremely congested A33 and other local roads, particularly given the high level of HGV access to the STW and ERF, notes that while some mitigation is either in hand or planned, it does not appear to be sufficient given the high level of additional traffic a development of 615 homes will produce. | No change required. The council's Transport Assessment for the Local Plan considered the impact of development of the East of Basingstoke and Redlands sites and considered that they can be accommodated on the highways network with the necessary mitigation and appropriate access solutions. Paragraphs 5.1.14-5.1.16 outline the series of planned improvements to the A33 corridor. As noted in paragraph 5.0.3, a Transport Assessment must be prepared for each site – which should identify the full impacts of both sites, appropriate mitigation measures and include a Travel Plan – to support the planning applications. | |
| 95. | Heather Rainbow | Cycle Basingstoke | 5 (Transport and access) | Pleased with the stress placed upon sustainable transport in the SPD. The gold standard for successfully increasing the numbers of people cycling is the protected cycle lane. This is why we stipulate a cycle superhighway (track for cycling only) along the western boundary to be a main way to town and all external destinations as well as linking all the sites internally. There are many paths and footways in the Borough for walking only, but none designed for cycle vehicles only, this will meet that need. | Support noted. Development Principle 2c provides guidance on the walking and cycling link requirements for the sites. | |
| 96. | Mr Tony Vines | | 5.0.2 | Notes that the development brief should state how the highway authorities intend to provide for such traffic growth. | No change required. The council's Transport Assessment for the Local Plan considered the impact of development of the East of Basingstoke and Redlands sites and considered that they can be accommodated on the highways network with the necessary mitigation and appropriate access solutions. Paragraphs 5.1.14-5.1.16 outline the series of planned improvements to the A33 corridor. | |
| 97. | Mrs Julia Johnston | Chineham Parish Council | 5.1 | The A33 is already congested. Notes that with two roads in from the A33 it is considered that emergency access across Park Pale is not necessary. | No change required. The council's Transport Assessment for the Local Plan considered the impact of development of the East of Basingstoke and Redlands sites and considered that they can be accommodated on the highways network with the necessary mitigation and appropriate access | |

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| | | | | <p>Concern that the only safe crossing at the Taylors Farm roundabout would be via a footbridge or an underpass.</p> | <p>solutions. Paragraphs 5.1.14-5.1.16 outline the series of planned improvements to the A33 corridor. As noted in paragraph 5.0.3, a Transport Assessment must be prepared for each site – which should identify the full impacts of both sites, appropriate mitigation measures and include a Travel Plan – to support the planning applications.</p> <p>As noted in Development Principle 2a a secondary/emergency access may need to be considered but it has not yet been demonstrated by the landowner to be required and secondly a location for it has also not been determined. Paragraph 5.19 adds that a “If secondary/emergency access is demonstrated to be required through technical assessment, a heritage feasibility analysis will need to be undertaken on the principle and extent of crossing the Scheduled Monument and the landowner will be required to work closely with Historic England on this issue.”</p> <p>With regards to safe crossing of the A33 at Taylors Farm roundabout, guidance is included in paragraph 5.1.13 which states that the developments must provide the opportunities for safe crossing of the A33 for pedestrians and cyclists.</p> | |
| 98. | Mr Tom Garside | | 5.1 (Development Principle 2a: Principal access points) | <p>Further clarity is needed on the development principles. Sufficient land should be set aside for dualling of the A33, from north Chineham through to Taylor's Farm and beyond. Developing the existing access at Whitmarsh Lane would not be acceptable, as it would introduce another significant junction to the A33 which would further restrict traffic flow. Existing access routes should be developed.</p> | <p>No change required.</p> <p>The dualling of the A33 is not a requirement of the adopted Local Plan and is not discussed in the draft Development Brief. However, these documents do not preclude the dualling from taking place. In preparation for submitting their planning applications, the landowners of the sites will need to work with the Local Highway Authority (Hampshire County Council) on strategic highways matters including necessary mitigation.</p> <p>As noted in paragraph 5.1.3, a comprehensively planned primary vehicular access point off the A33 into the East of Basingstoke site is required. The landowner will need to undertake detailed design and transport assessment work to identify the preferred access option off the A33 and this information will need to support any planning application. The technical work to support the planning applications on the site will be subject to extensive and thorough scrutiny through the planning application decision making process.</p> | |

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| 99. | Mrs Lucy Bielby | | 5.1 (Development Principle 2a: Principal access points) | Concerned with the location of a potential secondary/emergency access to the East of Basingstoke due to the impact it could have on the Park Pale Scheduled Monument. Access to the site via Lillymill Chine could impact on the residential amenity of existing residents as the road is already dangerous due to the volume of cars, lack of parking and poor road layout. | No change required. As noted in Development Principle 2a a secondary/emergency access may need to be considered but it has not yet been demonstrated by the landowner to be required and secondly a location for it has also not been determined. Paragraph 5.19 adds that a "If secondary/emergency access is demonstrated to be required through technical assessment, a heritage feasibility analysis will need to be undertaken on the principle and extent of crossing the Scheduled Monument and the landowner will be required to work closely with Historic England on this issue." | |
| 100. | Mr David Jury | | 5.1 (Development Principle 2a: Principal Access Points) | Respondent requires further clarity on a potential secondary/ emergency access crossing Park Pale and any associated access affecting Park Pale. | No change required. As noted in Development Principle 2a a secondary/emergency access may need to be considered but it has not yet been demonstrated by the landowner to be required and secondly a location for it has also not been determined. Paragraph 5.19 adds that a "If secondary/emergency access is demonstrated to be required through technical assessment, a heritage feasibility analysis will need to be undertaken on the principle and extent of crossing the Scheduled Monument and the landowner will be required to work closely with Historic England on this issue." | |
| 101. | Mr Andrew Maxwell | | 5.1 (Development Principle 2a: Principal Access Points) | Respondent requires further clarity on a potential secondary/ emergency access crossing Park Pale and any associated access affecting Park Pale. | No change required. As noted in Development Principle 2a a secondary/emergency access may need to be considered but it has not yet been demonstrated by the landowner to be required and secondly a location for it has also not been determined. Paragraph 5.19 adds that a "If secondary/emergency access is demonstrated to be required through technical assessment, a heritage feasibility analysis will need to be undertaken on the principle and extent of crossing the Scheduled Monument and the landowner will be required to work closely with Historic England on this issue." | |
| 102. | Mr David Wilson | Thames Water Utilities (c/o Savills) | 5.1 (Development Principle 2a: Principal access points) | Sharing access between HGVs, articulated lorries and local traffic, especially during morning rush hour and the school runs will need to be carefully managed. For example, considering locations for proposed bus stops and roads leading to the proposed school. It would be helpful to specifically refer to these Sewage Works access requirements in Development Principle 2a. | Change made to Principle 2a (Principal access points) to encourage vehicles associated with the Energy Recovery Facility and Sewage Treatment Works to be separated from residential traffic as soon as possible | The following wording has been added to the 'East of Basingstoke' section in Development Principle 2a (Principal access points): <u>"It is encouraged that the design and layout of the main access enables vehicles associated with the ERF and STW (including HGVs/articulated lorries) to be separated from residential traffic as soon as possible."</u> |

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| 103. | Mr Richard Booth | | 5.1 (Development Principle 2a: Principal Access Points) | Notes that if emergency access were to be opened up to road traffic in the future it would turn Lillymill Chine into a main artery into the new development. | No change required. As noted in Development Principle 2a a secondary/emergency access may need to be considered but it has not yet been demonstrated by the landowner to be required and secondly a location for it has also not been determined. Paragraph 5.19 adds that a "If secondary/emergency access is demonstrated to be required through technical assessment, a heritage feasibility analysis will need to be undertaken on the principle and extent of crossing the Scheduled Monument and the landowner will be required to work closely with Historic England on this issue." | |
| 104. | Mr Nicholas Tunnell | | 5.1 (Development Principle 2a: Principal Access Points) | Concerned with access on the A33, which is already congested. | No change required. The council's Transport Assessment for the Local Plan considered the impact of development of the East of Basingstoke and Redlands sites and considered that they can be accommodated on the highways network with the necessary mitigation and appropriate access solutions. Paragraphs 5.1.14-5.1.16 outline the series of planned improvements to the A33 corridor. As noted in paragraph 5.0.3, a Transport Assessment must be prepared for each site – which should identify the full impacts of both sites, appropriate mitigation measures and include a Travel Plan – to support the planning applications. | |
| 105. | Mr Gerard Shaw | Mr Gerard Shaw | 5.1 (Development Principle 2a: Principal Access Points) | Respondent requires further clarity on a potential secondary/ emergency access crossing Park Pale and any associated access affecting Park Pale | No change required. As noted in Development Principle 2a a secondary/emergency access may need to be considered but it has not yet been demonstrated by the landowner to be required and secondly a location for it has also not been determined. Paragraph 5.19 adds that a "If secondary/emergency access is demonstrated to be required through technical assessment, a heritage feasibility analysis will need to be undertaken on the principle and extent of crossing the Scheduled Monument and the landowner will be required to work closely with Historic England on this issue." | |
| 106. | Melanie Zeferework | | 5.1 (Development Principle 2a: Principal Access Points) | Respondent requires further clarity on a potential secondary/ emergency access crossing Park Pale and any associated access affecting Park Pale and also a migration route for local wildlife. | No change required. As noted in Development Principle 2a a secondary/emergency access may need to be considered but it has not yet been demonstrated by the landowner to be required and secondly a location for it has also not been determined. Paragraph 5.19 adds that a "If secondary/emergency access is demonstrated to be required through technical assessment, a heritage feasibility analysis will need to be undertaken on the principle and extent of crossing the Scheduled | |

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| | | | | | <p>Monument and the landowner will be required to work closely with Historic England on this issue.”</p> <p>Planning applications on the sites will need to ensure they accord with the requirements of the Local Plan including SS3.7 (Redlands) criterion e) and SS3.9 (East of Basingstoke) criterion l) which require development proposals to avoid or mitigate direct and indirect adverse impacts on key species and habitats by mitigating and/ or compensating any adverse impacts to ensure a net gain in biodiversity.</p> | |
| 107. | Miss Gayle Culip | | 5.1 (Development Principle 2a: Principal Access Points) | Respondent requires further clarity on a potential secondary/ emergency access crossing Park Pale and any associated access affecting Park Pale and also a migration route for local wildlife. | <p>No change required.</p> <p>As noted in Development Principle 2a a secondary/ emergency access may need to be considered but it has not yet been demonstrated by the landowner to be required and secondly a location for it has also not been determined. Paragraph 5.19 adds that a “If secondary/emergency access is demonstrated to be required through technical assessment, a heritage feasibility analysis will need to be undertaken on the principle and extent of crossing the Scheduled Monument and the landowner will be required to work closely with Historic England on this issue.”</p> <p>Planning applications on the sites will need to ensure they accord with the requirements of the Local Plan including SS3.7 (Redlands) criterion e) and SS3.9 (East of Basingstoke) criterion l) which require development proposals to avoid or mitigate direct and indirect adverse impacts on key species and habitats by mitigating and/ or compensating any adverse impacts to ensure a net gain in biodiversity.</p> | |
| 108. | Mr Anthony Mead | | 5.1 (Development Principle 2a: Principal Access Points) | Respondent requires further clarity on a potential secondary/ emergency access crossing Park Pale and any associated access affecting Park Pale and also a migration route for local wildlife. | <p>No change required.</p> <p>As noted in Development Principle 2a a secondary/ emergency access may need to be considered but it has not yet been demonstrated by the landowner to be required and secondly a location for it has also not been determined. Paragraph 5.19 adds that a “If secondary/emergency access is demonstrated to be required through technical assessment, a heritage feasibility analysis will need to be undertaken on the principle and extent of crossing the Scheduled Monument and the landowner will be required to work closely with Historic England on this issue.”</p> <p>Planning applications on the sites will need to ensure they accord with the requirements of the Local Plan including SS3.7 (Redlands) criterion e) and SS3.9 (East of Basingstoke) criterion l) which require development proposals to avoid or mitigate direct and indirect adverse impacts on key species and</p> | |

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| | | | | | habitats by mitigating and/ or compensating any adverse impacts to ensure a net gain in biodiversity. | |
| 109. | Mr Tom Whitaker | | 5.1 (Development Principle 2a: Principal Access Points) | Concern regarding the on a potential secondary/ emergency access crossing Park Pale and any associated access affecting Park Pale. | No change required. As noted in Development Principle 2a a secondary/ emergency access may need to be considered but it has not yet been demonstrated by the landowner to be required and secondly a location for it has also not been determined. Paragraph 5.19 adds that a "If secondary/emergency access is demonstrated to be required through technical assessment, a heritage feasibility analysis will need to be undertaken on the principle and extent of crossing the Scheduled Monument and the landowner will be required to work closely with Historic England on this issue." | |
| 110. | Mr David Martin | | 5.1 (Development Principle 2a: Principal Access Points) | Concerned with access on the A33, which is already congested. Respondent requires further clarity on a potential secondary/ emergency access crossing Park Pale and any associated access affecting Park Pale and also a migration route for local wildlife. | No change required. As noted in Development Principle 2a a secondary/ emergency access may need to be considered but it has not yet been demonstrated by the landowner to be required and secondly a location for it has also not been determined. Paragraph 5.19 adds that a "If secondary/emergency access is demonstrated to be required through technical assessment, a heritage feasibility analysis will need to be undertaken on the principle and extent of crossing the Scheduled Monument and the landowner will be required to work closely with Historic England on this issue." Planning applications on the sites will need to ensure they accord with the requirements of the Local Plan including SS3.7 (Redlands) criterion e) and SS3.9 (East of Basingstoke) criterion l) which require development proposals to avoid or mitigate direct and indirect adverse impacts on key species and habitats by mitigating and/ or compensating any adverse impacts to ensure a net gain in biodiversity. | |
| 111. | Mr Peter Amps | | 5.1 (Development Principle 2a: Principal Access Points) | Concern regarding the on a potential secondary/ emergency access crossing Park Pale and any associated access affecting Park Pale. | No change required. As noted in Development Principle 2a a secondary/ emergency access may need to be considered but it has not yet been demonstrated by the landowner to be required and secondly a location for it has also not been determined. Paragraph 5.19 adds that a "If secondary/emergency access is demonstrated to be required through technical assessment, a heritage feasibility analysis will need to be undertaken on the principle and extent of crossing the Scheduled Monument and the landowner will be required to work closely with Historic England on this issue." | |
| 112. | Mr Philip Bielby | | 5.1 (Development Principle 2a: Principal Access Points) | Notes that if emergency access were to be opened up to road traffic in the future it would turn Lillymill Chine into a main artery into the new development. | No change required. As noted in Development Principle 2a a secondary/ emergency access may need to be considered but it | |

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| | | | | | has not yet been demonstrated by the landowner to be required and secondly a location for it has also not been determined. Paragraph 5.19 adds that a "If secondary/emergency access is demonstrated to be required through technical assessment, a heritage feasibility analysis will need to be undertaken on the principle and extent of crossing the Scheduled Monument and the landowner will be required to work closely with Historic England on this issue." | |
| 113. | Jenny Maxwell | | 5.1 (Development Principle 2a: Principal Access Points) | Concerned with access on the A33, which is already congested. Respondent requires further clarity on a potential secondary/ emergency access crossing Park Pale and any associated access affecting Park Pale. | <p>No change required.</p> <p>The council's Transport Assessment for the Local Plan considered the impact of development of the East of Basingstoke and Redlands sites and considered that they can be accommodated on the highways network with the necessary mitigation and appropriate access solutions. Paragraphs 5.1.14-5.1.16 outline the series of planned improvements to the A33 corridor. As noted in paragraph 5.0.3, a Transport Assessment must be prepared for each site – which should identify the full impacts of both sites, appropriate mitigation measures and include a Travel Plan – to support the planning applications.</p> <p>As noted in Development Principle 2a a secondary/ emergency access may need to be considered but it has not yet been demonstrated by the landowner to be required and secondly a location for it has also not been determined. Paragraph 5.19 adds that a "If secondary/emergency access is demonstrated to be required through technical assessment, a heritage feasibility analysis will need to be undertaken on the principle and extent of crossing the Scheduled Monument and the landowner will be required to work closely with Historic England on this issue."</p> | |
| 114. | Mr David Goss | | 5.1 (Development Principle 2a: Principal Access Points) | Notes that if emergency access were to be opened up to road traffic in the future it would turn Lillymill Chine into a main artery into the new development. | <p>No change required.</p> <p>As noted in Development Principle 2a a secondary/ emergency access may need to be considered but it has not yet been demonstrated by the landowner to be required and secondly a location for it has also not been determined. Paragraph 5.19 adds that a "If secondary/emergency access is demonstrated to be required through technical assessment, a heritage feasibility analysis will need to be undertaken on the principle and extent of crossing the Scheduled Monument and the landowner will be required to work closely with Historic England on this issue."</p> | |
| 115. | Mr Adrian Howells | | 5.1 (Development Principle 2a: Principal Access Points) | Notes that if emergency access were to be opened up to road traffic in the future it would turn Lillymill Chine into a main artery into the new development. | As noted in Development Principle 2a a secondary/ emergency access may need to be considered but it has not yet been demonstrated by the landowner to be required and secondly a location for it has also not | |

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| | | | | | been determined. Paragraph 5.19 adds that a “If secondary/emergency access is demonstrated to be required through technical assessment, a heritage feasibility analysis will need to be undertaken on the principle and extent of crossing the Scheduled Monument and the landowner will be required to work closely with Historic England on this issue.” | |
| 116. | Mr Martin Small | Historic England | 5.1 (Development Principle 2a: Principal access points) | Concerned at the suggestion of providing a secondary/emergency access through the Pyotts Hill Entrenchment (Park Pale) Scheduled Monument (Development Principle 2a) is of significant concern to us. As a scheduled monument it is by definition of national importance. It is very likely that cutting through the scheduled monument would amount to substantial harm, which the National Planning Policy Framework (NPPF, paragraph 132) states should be “wholly exceptional”. The SPD should explicitly recognise this. | <p>Noted and no change required.</p> <p>As noted in Principle 2a) a secondary/ emergency access may need to be considered but it has not yet been demonstrated by the landowner to be required and secondly a location for it has also not been determined.</p> <p>Finally, if it was required clarity/ evidence would need to be provided on its function i.e is it secondary or emergency. For example as noted in paragraph 5.1.7 the secondary/ emergency access could also be used for pedestrian and cycle access. Paragraph 5.1.7 is to be updated to make clear that the secondary/ emergency access could also be used for bus access.</p> <p>Paragraph 5.19 adds that a “If secondary/emergency access is demonstrated to be required through technical assessment, a heritage feasibility analysis will need to be undertaken on the principle and extent of crossing the Scheduled Monument and the landowner will be required to work closely with Historic England on this issue.”</p> <p>However, paragraph 6.2.1 a) of the Development Brief will be amended to emphasise the need for any planning application on the East of Basingstoke site to be accompanied with evidence, prepared in consultation with Historic England, clarifying the significance of the Scheduled Monument and how this has informed the development proposal.</p> | <p>Amend paragraph 5.1.7 as follows:</p> <p>“...This could also be used for <u>bus</u>, pedestrian and cycle access.”</p> <p>Amend paragraph 6.2.1 a) as follows:</p> <p>“The Pyotts Hill Entrenchment Scheduled Monument, known locally as The Park Pale (see photo 6.3). This embankment entrenchment lying within a woodland belt borders the western side of the East of Basingstoke site. The advice of Historic England will be needed in how the development responds to Park Pale <u>and its setting</u>. <u>Any planning application on the East of Basingstoke site will need to be accompanied by evidence, prepared in consultation with Historic England, clarifying the significance of the Scheduled Monument and how this has informed the development proposal</u>. A Roman road also runs through the southern part of East of Basingstoke.”</p> |
| 117. | Cllr Onnalee Cubitt | | 5.1 (Development Principle 2a: Principal access points) | Access points to the East of Basingstoke site should be avoided in flood zones. This is a requirement of policy SS3.9 criterion g) of the Local Plan. | <p>Noted.</p> <p>Development Principle 2a reflects the requirements of policy SS3.9 criterion g) of the Local Plan as it states “Principal access points to avoid flood zones 2 (medium risk) and 3 (high risk)...”</p> | |
| 118. | Heather Rainbow | Cycle Basingstoke | 5.1 (Development Principle 2a: Principal Access Points) | <p>Suggests the following text should be added to the end of the “East of Basingstoke” section in Development Principle 2a:</p> <p><u>“A cycle highway must be provided close to the western boundary to form part of the Strategic cycle</u></p> | <p>No change required.</p> <p>The proposed text is considered to be too detailed. The Development Principle sets out the standard of provision but enables its precise form to be determined through the masterplanning process.</p> | |

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| | | | | <u>route into Basingstoke along the A33 linked by a crossing of the A33 at or near the Toll house to link to Reading road and into Binfields/Basing at Lillymill Chine."</u> | | |
| 119. | Heather Rainbow | Cycle Basingstoke | 5.1 (Development Principle 2a: Principal Access Points) | Suggests the following text should be added to the end of the "Between the East of Basingstoke and Redlands site" section in Development Principle 2a: <u>"A cycle highway must be provided close to the western boundary to form part of the Strategic cycle route into Basingstoke along the Reading road."</u> | No change required. The proposed text is considered to be too detailed. The Development Principle sets out the standard of provision but enables its precise form to be determined through the masterplanning process. | |
| 120. | Mrs Viv Woodley | | 5.1 (Development Principle 2a: Principal Access Points) | Oppose the secondary/emergency access indicated on the map which is at the end of Lillymill Chine and crossing Park Pale, recommends further protection and conservation of Park Pale. Concern over increase in traffic with regards to secondary access. Request that the secondary/emergency access location be removed from the end of Lillymill Chine to a less sensitive and more suitable area. | No change required. As noted in Development Principle 2a a secondary/emergency access may need to be considered but it has not yet been demonstrated by the landowner to be required and secondly a location for it has also not been determined. Paragraph 5.19 adds that a "If secondary/emergency access is demonstrated to be required through technical assessment, a heritage feasibility analysis will need to be undertaken on the principle and extent of crossing the Scheduled Monument and the landowner will be required to work closely with Historic England on this issue." | |
| 121. | Mr Tim Crouch | Hampshire County Council (as landowner of the East of Basingstoke site). | 5.1 (Development Principle 2b: Public transport services) | The requirements of Development Principle 2b relating to the provision of public transport is supported. However the following is noted; <ul style="list-style-type: none"> The principle would benefit from formatting to clarify the differing requirements of buses, bus rapid transit, and rail services. There is concern that the text within Principle 2b is particularly specific in stating the '...provision of a bus loop...' Whilst it is recognised that this may be the most likely solution, it would be preferred not to prejudice the options for bus routing at this time, and would request that this is moved into the supporting text and that the specific reference to a particular service route is removed. | Support noted. No change required. The Development Principle provides sufficient clarity and does not require re-formatting. The inclusion of "provision for a bus loop" was added to the Development Brief following discussion with the Local Highway Authority (Hampshire County Council) during the production of the draft Development Brief. | |
| 122. | Mr David Wilson | Thames Water Utilities (c/o Savills) | 5.1.3 | Support the text which refers to the operational requirements of Basingstoke Sewage Works and need to maintain safe and convenient access. Also note that sharing access between HGVs, articulated lorries and local traffic, especially during morning rush hour and the school runs will need to be carefully managed. | Noted. | |
| 123. | Mrs Marion Wolstencroft | Natural Basingstoke | 5.1.3 to 5.1.8 | Propose that Whitmarsh Lane is closed as a road. Propose a new roundabout is constructed just north | Comments are noted but no change required. As noted in paragraph 5.0.3, a Transport Assessment must be prepared for each site – which should | |

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| | | | | <p>of the existing junction with Whitmarsh Lane to serve the north and south sites.</p> <p>Road access to the incinerator etc. would then branch off the southern site access road as soon as practical and run immediately south of the hedgerow boundary of the flood retention basin and the Petty's Brook flood Plan.</p> <p>If Whitmarsh Lane is closed as a road the tarmac should be removed to facilitate restoration of the green corridor. An access route for pedestrian and cycling traffic across this corridor should include a green bridge for wildlife.</p> | <p>identify the full impacts of both sites, appropriate mitigation measures and include a Travel Plan – to support the planning applications.</p> <p>The landowner of the East of Basingstoke (Hampshire County Council) is currently preparing their transport assessment. This transport assessment will help to inform the masterplanning of the site including its internal routes.</p> | |
| 124. | Mr David Wilson | Thames Water Utilities (c/o Savills) | 5.1.4 | Support the text which refers to the operational requirements of Basingstoke Sewage Works and need to maintain safe and convenient access. Also note that sharing access between HGVs, articulated lorries and local traffic, especially during morning rush hour and the school runs will need to be carefully managed. | Noted. | |
| 125. | Heather Rainbow | Cycle Basingstoke | 5.1.4 | <p>Suggests the paragraph is amended as follows:</p> <p>“...(including HGVs/ articulated lorries) to be separated from residential traffic <u>and protected separation of bicycles</u> as soon as possible...”</p> | <p>No change required.</p> <p>Development Principle 2c requires walking and cycling routes to be safe and convenient. Specific reference to protected separation of bicycles in this paragraph is therefore not be required.</p> | |
| 126. | Mrs Marion Wolstencroft | Natural Basingstoke | 5.1.6 | The relevant flood plain map should be referenced at 8.1 page 52 or included as an Appendix referenced wherever the subject is discussed. | <p>No change required.</p> <p>The Environment Agency flood zones 2 and 3 are defined on the Development Framework Plan in section 8 of the Development Brief.</p> | |
| 127. | Mrs Marion Wolstencroft | Natural Basingstoke | 5.1.7 | Ensure that any habitat that is severed by any new road proposal incorporates at least an underpass for wildlife. | <p>No change required.</p> <p>The Development Brief sets out information on biodiversity and green infrastructure requirements but enables its precise form and amount to be determined through the masterplanning and planning application process.</p> <p>The SPD sets a high level strategy. The suggestion is considered unduly detailed for inclusion in the Development Brief.</p> <p>The SPD provides a framework for future planning applications. It will be necessary for planning applications' EIAs to identify the baseline conditions (through surveys etc.), identify what impact development will have upon biodiversity, and set out how any impacts can be mitigated.</p> | |
| 128. | Heather Rainbow | Cycle Basingstoke | 5.1.8 | Suggests the paragraph is amended as follows: | No change required. | |

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| | | | | "A crossing point between the East of Basingstoke north and south parcels <u>with protected cycle lanes...</u> " | The crossing point will need to be suitable for all forms of potential transport movement, including vehicles, pedestrians and cyclists. Therefore specific reference to protected cycle lanes is not required in this paragraph. | |
| 129. | Heather Rainbow | Cycle Basingstoke | 5.1.10 | Suggests the paragraph is amended as follows: "Primary access to the Redlands sites, <u>with provision for cycling,</u> is to be provided..." | Agree to make change to the paragraph. This will add clarity. | Amend paragraph as follows: "Primary access to the Redlands site, <u>with provision for cycling,</u> is to be provided..." In addition amend the first paragraph of the "Redlands" section in Development Principle 2a as follows: "Primary access to the site, <u>with provision for cycling,</u> shall be provided..." |
| 130. | Heather Rainbow | Cycle Basingstoke | 5.1.13 | Suggests the following wording should be added to the end of the paragraph: " <u>A cycle crossing of the A33 from Reading road into East of Basingstoke at or near the Toll House must be provided.</u> " | No change required. The paragraph sets out the standard of provision but enables its precise form to be determined through the masterplanning process. | |
| 131. | Mr Ian Wilson | | 5.1.13 | Paragraph requires safe crossing of A33 to Chineham and Sherfield Park. This should include safe crossing to Sherfield on Loddon Parish Church and village centre. | No change required. Although the Redlands site and part of the East of Basingstoke site are within Sherfield on Loddon parish, the sites are within the Basingstoke settlement policy boundary. The sites are more related to Basingstoke/ Chineham and its associated facilities and services. There are also 3 tests for planning obligations: 1. necessary to make the development acceptable 2. directly related to the development 3. fairly and reasonably related in scale and kind). The provision of a crossing to Sherfield on Loddon village, via a planning obligation, is unlikely to meet these tests. | |
| 132. | Mr Ian Wilson | | 5.1.14 | Improvements to A33 outlined in paragraph appear to only concern roundabouts and are in the direction of Basingstoke. There appears to be no improvements to tackle the saturated traffic flow towards Sherfield-on-Loddon and Reading | No change required. The council's Transport Assessment for the Local Plan considered the impact of development of the East of Basingstoke and Redlands sites and considered that they can be accommodated on the highways network with the necessary mitigation and appropriate access solutions. Paragraphs 5.1.14-5.1.16 outline the series of planned improvements to the A33 corridor. As noted in paragraph 5.0.3, a Transport Assessment must be prepared for each site – which should | |

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| | | | | | <p>identify the full impacts of both sites, appropriate mitigation measures and include a Travel Plan – to support the planning applications.</p> <p>The Transport Assessment will need to analyse impacts on flows towards Basingstoke and also towards Reading.</p> | |
| 133. | Wokingham Borough Council | | 5.1.16 | <p>Paragraph 5.1.16 states that in preparing planning applications for the sites, the planned improvements to the A33 and any other strategic improvements to the local highway network will need to be considered through liason with the Local Highways Authority. Wokingham Borough Council endorses this approach and requests that the concerns regarding the impact of development on the A33, junction 11 of the M4 and the Manage motorways project are taken into consideration.</p> <p>Joint working should continue between the Wokingham Borough Council and Basingstoke and Deane Borough Council and Hampshire County Council on strategic matters such as highways, as large strategic development proposals progress.</p> | Noted. | |
| 134. | Mr Tony Vines | | 5.2.1 | <p>Concerned with public transport and notes that consideration must be given within the brief to providing a service like the 7 Chineham bus to serve the new development and Lychpit.</p> | <p>No change required.</p> <p>Paragraph 5.2.1 and Development Principle 2b both highlight a public transport provision via a bus loop from the A33 to run directly through the new residential areas of the Redlands and East of Basingstoke site.</p> <p>The Development Brief sets out information on the provision but enables its precise form to be determined through the masterplanning and planning application process.</p> | |
| 135. | Heather Rainbow | Cycle Basingstoke | 5.3 | <p>Respondent notes that since the SPD was drafted the draft Feasibility study for the Strategic cycle routes has been produced. In it there are no proposals for extending the strategic route beyond the end of Reading road. Cycle Basingstoke however proposes a cycle superhighway along the entire length of the western border of the development sites to link up with the routes 1 and 2 and the National Cycle Network 23.</p> <p>Also notes there is considerable scope for improving the ROWs and encouraging more cycling, but this may be too detailed to go in the SPD.</p> | <p>No change required.</p> <p>Development Principle 2c provides guidance on the cycling link requirements as a result of the development of the sites.</p> <p>Reference to a cycle superhighway along the entire length of the western border of the development sites is considered to be too detailed for the Development Brief. It is hoped that Cycle Basingstoke will continue to work with the borough council and Hampshire County Council in the production of the Feasibility study for the Strategic cycle routes.</p> <p>Although the principle of improving the ROWs and encouraging more cycling is supported, the inclusion</p> | <p>Amend “Relevant policies, strategies and supporting information” box which is located after paragraph 5.0.3 as follows:</p> <p>“Local Plan Policies: SS3.7 c), d) (Redlands), SS3.9 h), i) (East of Basingstoke), CN6 (Infrastructure), CN9 (Transport); <u>BDBC Cycle Strategy (2016)</u>; Manual for Streets;...”</p> |

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| | | | | | <p>of detailed text on this within the Development Brief is not considered suitable.</p> <p>It is considered that reference to the borough council's Cycle Strategy (2016) should be added to the "Relevant policies, strategies and supporting information" box which is located after paragraph 5.0.3 for comprehensiveness.</p> | |
| 136. | Mr Martin Small | Historic England | 5.3 (Development Principle 2c: Walking and cycling links) | Development Principle 2c states "An indicative pedestrian and cycling route should be within the red line boundary and adjacent to the western boundary of the sites." The implication here is that the existing right of way close to the linear scheduled monument would become more formal and this would have the potential to cause harm to the monument by altering its setting. Consideration should be given to placing the route on the east side of a green buffer zone, near the housing areas and away from the monument. | Agree to add wording to the Development Principle to ensure the alignment of the route should also respect the Scheduled Monument. | Add the following to the end of the third paragraph in the Development Principle: <u>"...The alignment of the route should also respect the Scheduled Monument."</u> |
| 137. | Cllr Onnalee Cubitt | | 5.3 (Development Principle 2c: Walking and cycling links) | Notes that cycle routes are essential | <p>Noted.</p> <p>Development principle 2c provides guidance on the walking and cycling links for the sites - this includes on cycle routes.</p> | |
| 138. | Heather Rainbow | Cycle Basingstoke | 5.3 (Development Principle 2c: Walking and cycling links) | <p>Suggests that the first sentence of 3rd paragraph should be replaced with:</p> <p><u>"A cycle superhighway (cycling only) must be provided along the western boundary to link with the NCN 23 and the Reading road to provide part of a safe, direct well sign posted route into town and adjacent sites. It will have multiple access points to external destinations site at Pyotts Hill, Lillymill Chine, at or near the Toll House, Whitmarsh lane and Gainger avenue. There will also be frequent and convenient access points East into the development. It will be at least 4 m. wide, adaptable for future increased use. The cycle highway will separated by a hedge or fence from the footpath. A shared use track may be provided along the Eastern boundary for leisure purposes and linking into the countryside and various ROWs."</u></p> <p>Also suggests that criterion b) should be amended as follows:</p> <p><u>"Designing neighbourhoods that encourage walking and cycling."</u></p> <p>Suggests the following wording should be added after the penultimate paragraph of Development Principle 2c:</p> | <p>Partially agree.</p> <p>The proposed replacement wording for the first sentence of the 3rd paragraph and also the suggested wording to be added after the penultimate paragraph of Development Principle 2c is considered too detailed. The Development Principle sets out the standard of provision but enables its precise form to be determined through the masterplanning process.</p> <p>Agree that reference to "cycling" in criterion b) should be added. This will add clarity.</p> | Agree to amend criterion b) as follows: <u>"b) Designing neighbourhoods that encourage walking and cycling."</u> |

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| | | | | <p><u>"There should be safe dedicated cycle links to local schools which are off site such as Great Binfields as well as secondary schools.</u></p> <p><u>Cycle connections are needed to:</u></p> <ul style="list-style-type: none"> • <u>A33 north of Sherfield on Loddon then Hartley Wespall and Rotherwick</u> • <u>A33 north of Sherfield on Loddon then Turgis Green</u> • <u>A33 around Sherfield school then Wildmoor lane, then muddy bridleway which terminates at a ford</u> • <u>Newnham lane from Pyotts lane to Newnham (gets busy during the week peak travel times and has blind-bends and hill crests."</u> | | |
| 139. | Heather Rainbow | Cycle Basingstoke | 5.3.1 | <p>Suggests the following wording should be added to the end of the paragraph:</p> <p><u>"...Site layout will have filtered permeability which permits shorter journeys on foot or by bike than by car."</u></p> | <p>No change required.</p> <p>In the context of the paragraph, the suggested wording is too detailed.</p> | |
| 140. | Mrs Marion Wolstencroft | Natural Basingstoke | 5.3.1 – 5.3.2 | <p>While these paragraphs focus on encouraging walking and cycling there is no requirement for such routes to support nature or specify the width of such routes where they can add to the dispersal and movement of wildlife between areas.</p> | <p>No change required.</p> <p>The Development Brief sets out information on walking and cycling requirements but enables its precise form and amount to be determined through the masterplanning and planning application process.</p> <p>SPD sets a high level strategy. The suggestion is considered unduly detailed for inclusion in the Development Brief.</p> | |
| 141. | Heather Rainbow | Cycle Basingstoke | 5.3.2 | <p>The requirements of this paragraph are essential. In addition, footpaths which are wide enough should be made restricted byways and ROWs which cross the A33 may need additional crossing facilities.</p> | <p>Support for the paragraph is noted.</p> <p>No change required. The paragraph sets out the standard of provision but enables its precise form to be determined through the masterplanning process.</p> | |
| 142. | Mrs Julia Johnston | Chineham Parish Council | 5.4 | <p>Sufficient land must be reserved for future upgrading of the A33 to a dual carriageway. Notes that this upgrade is already sorely needed as there is no adequate road from Basingstoke to Reading and the M4.</p> | <p>No change required.</p> <p>The dualling of the A33 is not a requirement of the adopted Local Plan and is not discussed in the draft Development Brief. However, these documents do not preclude the dualling from taking place. In preparation for submitting their planning applications, the landowners of the sites will need to work with the Local Highway Authority (Hampshire County Council) on strategic highways matters including necessary mitigation.</p> | |
| 143. | Mr Tim Crouch | Hampshire County Council (as landowner) | 5.4 | <p>The inclusion of Section 5.4 with regard to future proofing for transport requirements is welcomed.</p> | <p>Support and comments noted.</p> | |

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| | | of the East of Basingstoke site). | | This could impact on the development through the need to safeguard land and also influence land use planning | | |
| 144. | CLlr Onnalee Cubitt | | 5.4 (Development Principle 2d: Future proofing movement through the sites). | Future proofing is also a requirement throughout. This must be demonstrated. | Noted. Development Principle 2d includes guidance on future-proofing movement through the sites. | |
| 145. | Mrs. Maria Miller MP | | 6 (Environmental quality) | Welcomes the principles set out in relation to green infrastructure and biodiversity. Notes the borough council will be updating its Green Infrastructure Strategy, and it is important that both this, and the specific proposals for these sites are properly scrutinised to ensure they provide high levels of environmental protection for these assets. It will also be essential to ensure that the principles set out are rigorously adhered to in practice. | Support noted. Paragraph 6.1.3 states that a Landscape and Green Infrastructure Strategy should accompany planning applications on the sites and that it should build upon the principles in the council's Green Infrastructure Strategy (2013). It is noted that paragraph 6.1.3 refers to the council's Green Infrastructure Strategy (2013). To ensure development proposals take note of revisions to this strategy, reference to "2013" will be deleted. | Amend paragraph 6.1.3 as follows: "...This Strategy should build upon the principles in the council's Green Infrastructure Strategy (2013) ..." |
| 146. | Mrs. Maria Miller MP | | 6 (Environmental quality) | Concerned about the significant challenges regarding noise and air pollution on both the eastern and western sides of the sites, from the STW and the ERF and also from road traffic on the A33 and Whitmarsh Lane, and the need to ensure that new residents can enjoy quality of life. The draft Development Brief suggests mitigation measures, but these will need further consideration, and robust future proofing. | Noted. The mitigation measures will be subject to further consideration through technical work undertaken by the landowners to accompany planning applications on the site. The proposed mitigation measures and technical work will be subject to extensive and thorough scrutiny through the planning application decision making process. | |
| 147. | Mr Martin Small | Historic England | 6.1 (Development Principle 3a: Landscape and Green Infrastructure Strategy, | Welcome and support the recognition of the potential use of green infrastructure in protecting archaeology and protecting or enhancing the setting of heritage assets in Development Principle 3a but suggest it should be reworded as follows: "A Landscape and Green Infrastructure Strategy should be provided with each application informed by, and demonstrating how proposals would incorporate and respond to, landscape features such as landform, landscape character and important views, trees, biodiversity, open space, archaeological remains, their setting, and the setting of other heritage assets." | Support noted. Partially agree to suggested rewording. Not all of suggested wording is considered necessary for the paragraph in Development Principle 3a. An amendment has been made to criterion 1a) of Development Principle 3b to highlight that veteran trees should be protected where possible. | Amendments made to first paragraph of Development Principle 3a as follows: "A Landscape and Green Infrastructure Strategy should be provided with each application to demonstrate how proposals would incorporate and respond to landscape features such as landform, landscape character and important views, and integrate with trees, green infrastructure, biodiversity and open space. " Following sentence to be added to the end of Criterion 1a): " <u>...Every effort should be made to protect veteran trees where possible.</u> " |
| 148. | Mrs Marion Wolstencroft | Natural Basingstoke | 6.1 (Development Principle 3b: Landscape) | The Landscape & Biodiversity SPD does not say a minimum of 15 metres, it says a minimum of 20 metres, and the SPD does not say that the 20 metres applies only to ancient woodland. This para does not warn the developer that if they want less than 20 metres they have to demonstrate how the impact issues can be satisfactorily addressed by less. | Reference to 15m has been deleted from Development Principle 3b. Several amendments have been made to Development Principle 3b in response to other representations received – see part ii of Appendix E of this Consultation Statement. | Several amendments have been made to Development Principle 3b – see part ii of Appendix E of this Consultation Statement. |

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| | | | | | The landscape buffers around the site will be protected and enhanced, their detailed design to emerge at planning application stage. | |
| 149. | Mr Martin Small | Historic England | 6.1 (Development Principle 3b: Landscape) | Welcome and support clause d) of Development Principle 3b. Clauses g) and h) could also refer to the listed buildings of Lodge Farmhouse and Barn (to the south east of the East of Basingstoke site), and Hill Rise Cottage (to the south west of the East of Basingstoke site). | Support noted. It is considered that reference to the listed buildings of Lodge Farmhouse and Barn and Hill Rise Cottage is not required in criteria g) and h) of Development Principle 6.1. These listed building are referred to elsewhere in the Development Brief, including in paragraph 6.1.2. See response (and suggested amendment) to Historic Englands comment on paragraph 6.1.2. | |
| 150. | Mr Tim Crouch | Hampshire County Council (as landowner of the East of Basingstoke site). | 6.1 (Development Principle 3b: Landscape) | <p>The principle of establishing the development of the site within the landscape is particularly supported. However there are significant concerns about the content of Principle 3b and its supporting text. Generally, it is requested that the term ‘landscape buffer’ is removed and replaced with ‘green spaces’ or ‘green corridors’ which will form part of the landscape and GI strategy for the site.</p> <p>An overall Green Infrastructure (GI) strategy for the SS3.7 and SS3.9 site allocations is required and this section should make reference to the need for one.</p> <p>Such a GI strategy, with a network of defined corridors and uses will form an essential part of the Master Plan for both of the allocation sites. At present, this section and the principle seems only to refer to each individual allocation site requiring a landscape and GI strategy.</p> <p>There are significant concerns about specific landscape policy requirements which have been included without the benefit of an iterative master planning process. In particular principle 3b, Part 2, is considered overly prescriptive and will limit the opportunity for design evolution in response to the associated technical studies. There does not appear to be objective evidence to support the very specific assertions and requirements set out in the principle and in particular in Parts 2a-h.</p> <p>It is therefore strongly suggested that the text of Part 2 within Principle 3b is removed, because its inclusion could potentially be deemed prejudicial to allowing this proper planning of the sites for development.</p> <p>Suggested wording to replace the existing wording of part 2.</p> | <p>Comments noted and agree that Development Principle 3b should place more of an emphasis on green infrastructure corridors and green spaces.</p> <p>Therefore several amendments have been made to Development Principle 3b – see part ii of Appendix E of this Consultation Statement.</p> <p>The landscape buffers around the site will be protected and enhanced, their detailed design to emerge at planning application stage.</p> <p>Agree that a reference should be added to the Development Brief highlighting that a Green Infrastructure (GI) strategy for the SS3.7 and SS3.9 site allocations is required</p> | <p>Several amendments have been made to Development Principle 3b – see part ii of Appendix E of this Consultation Statement.</p> <p>The following paragraph has been added to after the first paragraph in Development Principle 3a:</p> <p><u>“The Strategy for each application site should show how it forms part of an overall Landscape and Green Infrastructure Strategy for the combined allocation sites of East of Basingstoke and Redlands.”</u></p> |

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| 151. | Mr Oliver Rathmill | Environment Agency (South East) | 6.1 (Development Principle 3b: Landscape) | <p>Welcome the proposal in point 2. e) to provide a suitable buffer zone from the edge of Flood Zone 2 on either side of Pettys Brook.</p> <p>Recommend that you provide clarity on how large a "suitable" buffer zone should be.</p> | <p>Noted.</p> <p>Clarity on how large a buffer should be is not suitable for inclusion in the Development Brief. The Development Principle sets out the standard of provision but enables its precise form to be determined through the masterplanning process.</p> | |
| 152. | Mrs Lucy Bielby | | 6.1 (Development Principle 3c: Biodiversity) | Impact of development on wildlife and its habitat. | <p>No change required.</p> <p>As noted in paragraph 6.1.10, an aim of Development Principle is to "Secure the enhancement of ecological features and networks".</p> <p>Planning applications on the sites will need to ensure they accord with the requirements of the Local Plan including SS3.7 (Redlands) criterion e) and SS3.9 (East of Basingstoke) criterion l) which require development proposals to avoid or mitigate direct and indirect adverse impacts on key species and habitats by mitigating and/ or compensating any adverse impacts to ensure a net gain in biodiversity.</p> | |
| 153. | Mrs Marion Wolstencroft | Natural Basingstoke | 6.1 (Development Principle 3c: Biodiversity) | Concern with definitions in the brief and suggest that additional glossary entries are needed. | <p>No change required.</p> <p>SPD sets a high level strategy. The suggestion is considered unduly detailed for inclusion in the Development Brief.</p> | |
| 154. | Mr Paul Beevers | Hatch Warren Nature Group | 6.1 (Development Principle 3c: Biodiversity) | <p>Concern there needs to be unambiguous clarity as to the point from which a buffer is to be measured.</p> <p>Concern that the gardens of houses should not be permitted adjacent to woodlands, woodland buffers or hedgerows unless unavoidable.</p> <p>Furthermore, buffers to the woodlands should be established, managed and funded separately from amenity areas to ensure the maintenance of a transitional or ecotone to the woodland edge and provide a varied woodland shrub and scrub structure to encourage wildlife</p> | <p>Comments are noted but no change required.</p> <p>The borough council has started to review its Landscape and Biodiversity SPD. It is considered that clarity as to the point from which a buffer is to be measured would be better placed in the updated Landscape and Biodiversity SPD.</p> <p>Development Principle 4b (Good Urban Design Principles) would not support back gardens backing on to the public realm.</p> <p>In addition, amended Development Principle 1e) (see response to HCC (as landowners) comment on Development Principle 4a) requires development proposals to pay particular attention to the potential for development to <u>front</u> onto green infrastructure corridors and spaces.</p> <p>SPD sets a high level strategy. It identifies standards that should be met rather than dictating the specific means by which those standards are met. The suggestion is therefore considered unduly detailed.</p> | |

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| 155. | Lian Proudley | | 6.1 (Development Principle 3c: Biodiversity) | Impact of development on wildlife and its habitat. | No change required. As noted in paragraph 6.1.10, an aim of Development Principle is to “Secure the enhancement of ecological features and networks”. Planning applications on the sites will need to ensure they accord with the requirements of the Local Plan including SS3.7 (Redlands) criterion e) and SS3.9 (East of Basingstoke) criterion l) which require development proposals to avoid or mitigate direct and indirect adverse impacts on key species and habitats by mitigating and/ or compensating any adverse impacts to ensure a net gain in biodiversity. | |
| 156. | Mr Oliver Rathmill | Environment Agency (South East) | 6.1 (Development Principle 3c: Biodiversity) | Welcome the recognition of the value of Pettys Brook as an important biodiversity feature and the opportunity to safeguard and enhance this valuable wildlife corridor and the River Loddon Biodiversity Priority Area from diffuse pollution and other pressures resulting from development | Noted. | |
| 157. | Mr David Wilson | Thames Water Utilities (c/o Savills) | 6.1 (Development Principle 3d: Green space) | Thames Water support the requirement to keep sensitive uses such as housing and school to be located outside of the 1.5 OU contour. | Noted. | |
| 158. | Mr Owen Neal | Sport England | 6.1 (Development Principle 3d: Green space) | Notes that BDBC has an up to date and robust Playing Pitch Strategy (PPS) for their area. It will be important that the PPS informs and supports the provision of the Artificial Grass Pitch (AGP) alongside appropriate ancillary facilities (eg changing rooms; clubhouses). Sport England notes that the PPS identifies a need for 4 artificial grass pitches for football in the borough and recommends that specific reference is made to the PPS within the development brief to ensure that potential developers are aware and understand the community's need for sport in this area. Careful consideration will need to be given to the location of any AGP. Floodlighting and noise associated with AGPs can raise amenity issues where the facility is located within close proximity to residential properties. Sport England notes that the draft development brief makes clear that a noise assessment will be required for the whole site. Sport England recommends that subject to its location a noise assessment should be carried out for the proposed AGP in line with Sport England's guidance: Artificial Grass Pitch (AGP) Acoustics - planning implications (August 2015). | Comment about providing the AGP alongside appropriate ancillary facilities is noted. Agree to clarify why the AGP should be located next to the community facilities i.e for changing provision and dual car parking purposes. Agree that careful consideration is needed to be given to the location of the AGP. In this regard, guidance on the location on the AGP and associated floodlighting and also other factors will be added to section 6.4 (noise and air quality) of the Development Brief. | Amend Development Principle 3d b) as follows: • To include: a NEAP and kickabout space, a full size artificial grass pitch (to be located next to the community facility <u>for changing provision and dual car parking purposes</u>), formal garden, seating areas, space for community events and Accessible Natural Green Space (ANGS). Add the following text to the end of paragraph 6.4.6: <u>“...Careful consideration will need to be given to the location of the artificial grass pitch. Noise and floodlighting associated with artificial grass pitches can raise biodiversity issues and where the facility is located within close proximity to residential properties it can raise amenity issues. Any noise assessment carried out for the artificial grass pitch should be in line with Sport England's guidance: ‘Artificial Grass Pitch Acoustics - planning implications (2015)’.”</u> |

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| 159. | Mrs Marion Wolstencroft | Natural Basingstoke | 6.1 (Development Principle 3d: Green Space) | Notes areas for facilities are quantified, area of natural green space is not. Further clarification on features and clarification as to whether they are considered to be part of the calculation for green space provision or not should be included in the Development Brief. Request for Park Pale to be indicated on a map. | No change required. The Development Brief sets out information on natural green space but enables its precise form and amount to be determined through the masterplanning and planning application process. SPD sets a high level strategy. The suggestion is considered unduly detailed for inclusion in the Development Brief. The Park Pale Scheduled Monument is defined on Development Framework Plan in section 8 of the Development Brief. | |
| 160. | Mr Martin Small | Historic England | 6.1 (Development Principle 3d: Green Space) | Welcome and support clause d) of Development Principle 3d. | Noted. | |
| 161. | Mr Neil Massie | Hampshire County Council (County Planning) | 6.1 (Development Principles 3a: Landscape and green infrastructure strategy, 3b: Landscape, 3c: Biodiversity, 3d: Green Space) | HCC Countryside Service welcomes that the SPD seeks to protect and enhance the landscape, green infrastructure and biodiversity value of the area through the application of Development Principles 3a-3d, and the allocation of the River Loddon Biodiversity Priority Area. In relation to existing rights of way, and any proposed foot and cycle paths, HCC Countryside Service would encourage all routes to be incorporated within generous green corridors in order to maintain a sense of openness and green space, which are significant factors in the amenity and biodiversity value of such routes. As part of the Hampshire Countryside Access Plan 2015-2025, a number of access improvements are sought within the East of Basingstoke and Redlands area. Along with any proposed alterations to the existing rights of way, HCC Countryside Service would welcome early discussions with both the Borough Council and the applicants on the potential to incorporate improvements to the right of way network within any future development plans for this site. | Noted. Agree to add reference to the Hampshire Countryside Access Plan 2015-2025. Agree that pedestrian and cycle routes should maintain a sense of openness and green space. Therefore a new sentence is to be added to the end of paragraph 5.3.1. Agree to add new paragraph to the Development Brief to emphasise that early discussions between the borough council, Hampshire County Council and the landowners on right of way matters is welcomed. | Add the following to the end of the 'Relevant policies, strategies and supporting information' box after paragraph 5.0.3: <u>"Hampshire Countryside Access Plan 2015-2025"</u> Add the following sentence to the end of paragraph 5.3.1: <u>"...Pedestrian and cycle routes should seek to maintain a sense of openness and green space, which are significant factors in the amenity and biodiversity value of such routes."</u> Add new paragraph after 5.3.2 as follows: <u>"As part of the Hampshire Countryside Access Plan 2015-2025, access improvements are sought in the East of Basingstoke and Redlands area. Along with any proposed alterations to existing rights of way, early discussions with BDBC, HCC and the landowners is welcomed on the potential to incorporate improvements to the right of way network within the development proposals."</u> |
| 162. | Mr Martin Small | Historic England | 6.1.2 | Welcome and support the recognition of the potential use of green infrastructure in protecting archaeology and protecting or enhancing the setting of heritage assets in paragraph 6.1.2. The paragraph notes that: "The benefits of an interconnected green infrastructure network include: Protecting archaeology and protecting or enhancing the setting of heritage assets." This could be worded better and we suggest, 'Protecting or enhancing | Support noted. Agree to amend the paragraph similar to that as suggested to add clarity. | Amend paragraph 6.1.2 as follows: Protecting or enhancing archaeology and protecting or enhancing the setting of heritage assets <u>and their setting, including: below-ground archaeological remains including the Pyotts Hill Entrenchment (Park Pale), Scheduled Monument and Roman Road; the grade II listed buildings of Toll House..."</u> |

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| | | | | heritage assets and their setting, including below-ground archaeological remains.' | | |
| 163. | Mrs Marion Wolstencroft | Natural Basingstoke | 6.1.6 and 6.1.9 | There should be a map included as an Appendix of ancient woodland and any other priority habitats, especially if of SINC or greater status. This should include BOA's and BPA's. | No change required. SINCs and the Biodiversity Opportunity Area (as informed by the council's Green Infrastructure Strategy) within or in close proximity to the sites are defined on the Development Framework Plan in section 8 of the Development Brief. Adding further designations/ features to the Development Framework Plan will crowd the Plan and not help its legibility. | |
| 164. | Mrs Marion Wolstencroft | Natural Basingstoke | 6.1.9 | Map of Whitmarsh Lane & Piece SINC referred to should be mapped (together with any other SINC's, Priority Habitats, BPA's, BOA's) just as site boundaries, access points and cycle connections are included. Footpaths should be mapped. Proposed buffers should be mapped. | No change required. SINCs and the Biodiversity Opportunity Area (as informed by the council's Green Infrastructure Strategy) within or in close proximity to the sites are defined on the Development Framework Plan in section 8 of the Development Brief. Adding further designations/ features to the Development Framework Plan will crowd the Plan and not help its legibility. | |
| 165. | Mrs Marion Wolstencroft | Natural Basingstoke | 6.1.11 | Suggest that more specification on what is required of a management plan is included in the paragraph. | No change required. SPD sets a high level strategy. It identifies requirements that should be met rather than dictating the specific means by which those standards are met. The suggestion is therefore considered unduly detailed. | |
| 166. | Mr Martin Small | Historic England | 6.2 | Welcome and support sub-section 6.2. | Noted. | |
| 167. | Mr Martin Small | Historic England | 6.2 | The Hampshire Historic Landscape Character Assessment should also inform any Landscape and Green Infrastructure Strategy and any masterplan. We would welcome a reference to the HLC in section 6.2. | The Hampshire Historic Landscape Character Assessment is already referred to in the "Relevant policies, strategies and supporting information" box at the start of section 6.2. However, agree to add a reference to the Hampshire Historic Landscape Character Assessment at the end of paragraph 6.1.3. | Add the following to the end of paragraph 6.1.3: "The Strategy should be informed by the <u>Hampshire Historic Landscape Character Assessment.</u> " |
| 168. | Mr Mark Johnson | | 6.2 (Development Principle 3e: Heritage) | Park Pale and its borders should be designated as a 'green strip' to provide additional protection. | No change required. Development Principle 3b highlights that along the western boundary of the East of Basingstoke site with Park Pale and the Toll House a landscape setting should be provided for the development and the Scheduled Monument (Park Pale) and the Listed Building. This will provide additional protection. | |
| 169. | Miss Amanda Joy | | 6.2 (Development Principle 3e: Heritage) | Concerned with additional traffic through Lillymill Chine as a result of secondary/ emergency access. | No change required. | |

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| | | | | This could also impact on the Park Pale Scheduled Monument and also impact local amenity due to increases in noise levels. | <p>As noted in Development Principle 2a a secondary/emergency access may need to be considered but it has not yet been demonstrated by the landowner to be required and secondly a location for it has also not been determined. Paragraph 5.19 adds that a "If secondary/emergency access is demonstrated to be required through technical assessment, a heritage feasibility analysis will need to be undertaken on the principle and extent of crossing the Scheduled Monument and the landowner will be required to work closely with Historic England on this issue."</p> <p>Planning applications for development on the sites will need to be accompanied by a Noise Assessment.</p> <p>The planning applications will also need to demonstrate that it accords with the requirements of policy EM12 (Pollution) of the Local Plan.</p> | |
| 170. | Mr David Hopkins | County Archaeologist Hampshire County Council | 6.2 (Development Principle 3e: Heritage) | For clarity it may be worth making more explicit reference to the need to protect the setting of the ancient monument as given the extensive linear proximity of the monument along the southern boundary such protection of setting may place emphasis on open space/linear park along this boundary. | Agree to amend to Development Principle 3e to make more explicit reference to the need to protect the setting of the ancient monument | Add the following sentence to the end of second paragraph in Development Principle 23: "...into the green space network. <u>Development should also respect the setting of the Scheduled Monument.</u> " |
| 171. | Anne Rushbrooke | | 6.2 (Development Principle 3e: Heritage) | Notes concern over the listed building known as the Toll House on the A33 and that it will be affected the development. | <p>No change required.</p> <p>Development Principle 3e states: "A Heritage Statement should be provided with each relevant application to assess the significance of the affected listed buildings and their settings. The findings should demonstrate how development would integrate positively with existing buildings and should ensure proposals would not compete, or be detrimental to, the listed buildings and their individual settings. In particular, development should take account of the setting of Toll House on the A33."</p> | |
| 172. | Mr Martin Small | Historic England | 6.2 (Development Principle 3e: Heritage) | Welcome and support Development Principle 3e. | Noted. | |
| 173. | Mr Tim Crouch | Hampshire County Council (as landowner of the East of Basingstoke site). | 6.2 (Development Principle 3e: Heritage) | The approach of Section 6.2 and associated Principle 3e is supported. | Support noted. | |

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| 174. | Mr Tony Vines | | 6.3 | Notes flood risk as the site is on or near to flood plain. However the brief only refers to surface water run-off and fails to address ground water flooding issues. Noting it is hard to see how simply maintaining existing greenfield run-off rates will address such inherent wetness and the development brief is silent on this major problem. | <p>No change required.</p> <p>Principle 3f of the draft Development Brief states “A detailed flood risk assessment will be required for both sites. Development will need to demonstrate that it would not increase flood risk on the sites or elsewhere, and, where possible, reduce flood risk overall. Sustainable Drainage Systems must be incorporated into the sites to ensure that development reproduces greenfield runoff characteristics and maintains run-off rates and volumes at greenfield levels.”</p> <p>However, agree to make a change to Development Principle 3f to ensure it is clear that the requirements relate to all forms of flood risk which can include that from surface water flooding.</p> <p>Planning application(s) on the sites will also need to accord with the requirements of policies in the Local Plan and detailed flood risk requirements within the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).</p> | <p>Amend Development Principle 3f as follows to ensure it is clear the requirements relate to all forms of flood risk:</p> <p>“A detailed flood risk assessment will be required for both sites. Development will need to demonstrate that it would not increase flood risk <u>flood risk flooding from any source</u> on the sites or elsewhere, and, where possible, <u>will</u> reduce flood risk overall. Sustainable Drainage Systems must be incorporated into the sites to ensure that development reproduces greenfield runoff characteristics and maintains run-off rates and volumes at greenfield levels.”</p> |
| 175. | Mrs Lucy Bielby | | 6.3 (Development Principle 3f: Flood risk, drainage and sewerage) | Concerned that the development of the East of Basingstoke site will increase flood risk on the site and also to neighbouring properties. | <p>Principle 3f of the draft Development Brief states “A detailed flood risk assessment will be required for both sites. Development will need to demonstrate that it would not increase flood risk on the sites or elsewhere, and, where possible, reduce flood risk overall. Sustainable Drainage Systems must be incorporated into the sites to ensure that development reproduces greenfield runoff characteristics and maintains run-off rates and volumes at greenfield levels.”</p> <p>However, agree to make a change to Development Principle 3f to ensure it is clear that the requirements relate to all forms of flood risk which can include that from surface water flooding.</p> <p>Planning application(s) on the sites will also need to accord with the requirements of policies in the Local Plan and detailed flood risk requirements within the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).</p> | <p>Amend Development Principle 3f as follows to ensure it is clear the requirements relate to all forms of flood risk:</p> <p>“A detailed flood risk assessment will be required for both sites. Development will need to demonstrate that it would not increase flood risk <u>flood risk flooding from any source</u> on the sites or elsewhere, and, where possible, <u>will</u> reduce flood risk overall. Sustainable Drainage Systems must be incorporated into the sites to ensure that development reproduces greenfield runoff characteristics and maintains run-off rates and volumes at greenfield levels.”</p> |
| 176. | Mr David Martin | | 6.3 (Development Principle 3f: Flood risk, drainage and sewerage) | Concerns over flooding on site. | <p>No change required.</p> <p>Principle 3f of the draft Development Brief states “A detailed flood risk assessment will be required for both sites. Development will need to demonstrate that it would not increase flood risk on the sites or elsewhere, and, where possible, reduce flood risk</p> | |

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| | | | | | <p>overall. Sustainable Drainage Systems must be incorporated into the sites to ensure that development reproduces greenfield runoff characteristics and maintains run-off rates and volumes at greenfield levels.”</p> <p>Planning application(s) on the sites will also need to accord with the requirements of policies in the Local Plan and detailed flood risk requirements within the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).</p> | |
| 177. | Mrs Sarah Jefferies | | 6.3 (Development Principle 3f: Flood risk, drainage and sewerage) | Concerns over flooding on site, noting historical flooding previously. | <p>No change required.</p> <p>Principle 3f of the draft Development Brief states “A detailed flood risk assessment will be required for both sites. Development will need to demonstrate that it would not increase flood risk on the sites or elsewhere, and, where possible, reduce flood risk overall. Sustainable Drainage Systems must be incorporated into the sites to ensure that development reproduces greenfield runoff characteristics and maintains run-off rates and volumes at greenfield levels.”</p> <p>Planning application(s) on the sites will also need to accord with the requirements of policies in the Local Plan and detailed flood risk requirements within the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).</p> | |
| 178. | Anne Rushbrooke | | 6.3 (Development Principle 3f: Flood risk, drainage and sewerage) | Concerns about impact on the flood plain. | <p>No change required.</p> <p>Principle 3f of the draft Development Brief states “A detailed flood risk assessment will be required for both sites. Development will need to demonstrate that it would not increase flood risk on the sites or elsewhere, and, where possible, reduce flood risk overall. Sustainable Drainage Systems must be incorporated into the sites to ensure that development reproduces greenfield runoff characteristics and maintains run-off rates and volumes at greenfield levels.”</p> <p>Planning application(s) on the sites will also need to accord with the requirements of policies in the Local Plan and detailed flood risk requirements within the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).</p> | |
| 179. | Mr David Wilson | Thames Water Utilities (c/o Savills) | 6.3 (Development Principle 3f: Flood Risk, Drainage and Sewerage) | Thames Water support the requirement for a full Utilities Assessment to be provided with the planning application and support Principle 3f. | Noted. | |
| 180. | Melanie Zeferework | | 6.3 (Development Principle 3f: Flood risk, drainage and sewerage) | Concerns over flooding on site, noting historical flooding previously. | No change required. | |

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| | | | | | <p>Principle 3f of the draft Development Brief states “A detailed flood risk assessment will be required for both sites. Development will need to demonstrate that it would not increase flood risk on the sites or elsewhere, and, where possible, reduce flood risk overall. Sustainable Drainage Systems must be incorporated into the sites to ensure that development reproduces greenfield runoff characteristics and maintains run-off rates and volumes at greenfield levels.”</p> <p>Planning application(s) on the sites will also need to accord with the requirements of policies in the Local Plan and detailed flood risk requirements within the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).</p> | |
| 181. | Miss Gayle Culip | | 6.3 (Development Principle 3f: Flood risk, drainage and sewerage) | Concerns over flooding on site, noting historical flooding previously. | <p>Principle 3f of the draft Development Brief states “A detailed flood risk assessment will be required for both sites. Development will need to demonstrate that it would not increase flood risk on the sites or elsewhere, and, where possible, reduce flood risk overall. Sustainable Drainage Systems must be incorporated into the sites to ensure that development reproduces greenfield runoff characteristics and maintains run-off rates and volumes at greenfield levels.”</p> <p>Planning application(s) on the sites will also need to accord with the requirements of policies in the Local Plan and detailed flood risk requirements within the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).</p> | |
| 182. | Mr Anthony Mead | | 6.3 (Development Principle 3f: Flood risk, drainage and sewerage) | Concerns over flooding on site, noting historical flooding previously. | <p>Principle 3f of the draft Development Brief states “A detailed flood risk assessment will be required for both sites. Development will need to demonstrate that it would not increase flood risk on the sites or elsewhere, and, where possible, reduce flood risk overall. Sustainable Drainage Systems must be incorporated into the sites to ensure that development reproduces greenfield runoff characteristics and maintains run-off rates and volumes at greenfield levels.”</p> <p>Planning application(s) on the sites will also need to accord with the requirements of policies in the Local Plan and detailed flood risk requirements within the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).</p> | |
| 183. | Mr David Martin | | 6.3 (Development Principle 3f: Flood risk, drainage and sewerage) | Concerns over flooding on site, noting historical flooding previously. | <p>Principle 3f of the draft Development Brief states “A detailed flood risk assessment will be required for both sites. Development will need to demonstrate that it would not increase flood risk on the sites or</p> | |

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| | | | | | <p>elsewhere, and, where possible, reduce flood risk overall. Sustainable Drainage Systems must be incorporated into the sites to ensure that development reproduces greenfield runoff characteristics and maintains run-off rates and volumes at greenfield levels.”</p> <p>Planning application(s) on the sites will also need to accord with the requirements of policies in the Local Plan and detailed flood risk requirements within the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG).</p> | |
| 184. | Mr Tim Crouch | Hampshire County Council (as landowner of the East of Basingstoke site). | 6.3 (Development Principle 3f: Flood risk, drainage and sewerage) | <p>It is requested that principle 3f is reviewed. The tone of the principle at present appears to suggest that a detailed flood risk assessment for the entire site covered by the Development Brief is required, but then proceeds to make very specific requirements related to the LEOB site. Clarity is required on the scale of approach required, and how mitigation measures are to be equitably apportioned between the two allocated sites as part of a coordinated approach.</p> | <p>No change required.</p> <p>As noted in the Development Principles, a detailed flood risk assessment will be required for both sites. Specific requirements related to the East of Basingstoke site are included in the Development Principle as flood zones 2 and 3 cover part of the East of Basingstoke site. Redlands is entirely flood zone 1.</p> <p>Further information on the scale of approach required, and how mitigation measures are to be equitably apportioned between the two allocated sites as part of a coordinated approach is not required in the Development Brief as it is considered it is more suitable to consider these matters during the masterplanning process.</p> <p>However, a sentence has been added to paragraph 6.3.1 to highlight that the extent of the Petty’s Brook flood zones is subject to the outputs of further detailed modelling.</p> | <p>Paragraph 6.3.1 amended as follows:</p> <p>“...Approximately 10% of the East of Basingstoke site is located in the Petty’s Brook flood plain within flood zones 2 (medium risk) and 3 (high risk). <u>The Environment Agency Flood Zones 2 and 3 are defined on the Development Framework Plan. The extent of these flood zones is subject to the outputs of further detailed modelling.</u> Small parts of the site outside the floodplain, are identified as being at risk of future surface water flooding...”</p> |
| 185. | Mr Oliver Rathmill | Environment Agency (South East) | 6.3 (Development Principle 3f: Flood risk, Drainage and Sewerage) | <p>Welcome the guidance that a detailed flood risk assessment will be required for both sites and support the guidance that all highly vulnerable and more vulnerable development will be located outside of Flood Zones 2 and 3 and access routes should avoid those areas also.</p> <p>Welcome the commitment to undertake detailed flood modelling of Pettys Brook to establish flood levels.</p> <p>Welcome that consideration will be given to the future expansion of the flood plain, for example as a result of climate change</p> | Noted. | |
| 186. | Cllr Onnalee Cubitt | | 6.3 (Development Principle 3f: Flood risk, drainage and sewerage) | <p>Respondent notes flooding, particularly run off rates and the provision by the applicant of SUDs to deal</p> | <p>No change required.</p> <p>Principle 3f of the draft Development Brief states “A detailed flood risk assessment will be required for</p> | <p>Amend Development Principle 3f as follows to ensure it is clear the requirements relate to all forms of flood risk:</p> |

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| | | | | with this issue. Existing residents must not be impacted negatively by changes to water flows. | <p>both sites. Development will need to demonstrate that it would not increase flood risk on the sites or elsewhere, and, where possible, reduce flood risk overall. Sustainable Drainage Systems must be incorporated into the sites to ensure that development reproduces greenfield runoff characteristics and maintains run-off rates and volumes at greenfield levels.”</p> <p>However, agree to make a change to Development Principle 3f to ensure it is clear that the requirements relate to all forms of flood risk which can include that from surface water flooding.</p> <p>Planning application(s) on the sites will also need to accord with the requirements of policies the Local Plan and detailed flood risk requirements within the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) o</p> | “A detailed flood risk assessment will be required for both sites. Development will need to demonstrate that it would not increase flood risk <u>flooding from any source</u> on the sites or elsewhere, and, where possible, <u>will</u> reduce flood risk overall. Sustainable Drainage Systems must be incorporated into the sites to ensure that development reproduces greenfield runoff characteristics and maintains run-off rates and volumes at greenfield levels.” |
| 187. | Mr Tim Crouch | Hampshire County Council (as landowner of the East of Basingstoke site). | 6.4 | It is noted that the Air Quality portion of Section 6.4 includes reference within the supporting text to the need to locate uses to ensure compliance with European and National odour legislation and guidance. However the inclusion of a reference to a requirement to place specific uses outside the 1.5 OUE/m3 contour in both the supporting text and then within principle 3g does not appear to be supported by a legislative requirement. It is requested that this specific reference is removed unless its legislative support can be shown. | <p>No change required.</p> <p>The Development Principle requires development proposals to take a precautionary approach to the odour constraints and that sensitive uses will be located outside of the 1.5 OUE/m3 odour exposure level (best practice recommended level which sensitive uses should be outside of). This approach has been informed by the Odour Assessment for the East of Basingstoke site (2014) commissioned by HCC (as landowner) and also input from the borough council’s Environment Health Team and Thames Water.</p> | |
| 188. | Mr David Wilson | Thames Water Utilities (c/o Savills) | 6.4 (Development Principle 3g: Noise and air quality) | Thames Water support the requirement to keep sensitive uses such as housing and school to be located outside of the 1.5 OU contour. | Noted. | |
| 189. | Mr Tim Crouch | Hampshire County Council (as landowner of the East of Basingstoke site). | 6.4 (Development Principle 3g: Noise and air quality) | The content of principle 3g as it pertains to noise is supported. | Support noted. | |
| 190. | Mr Neil Massie | Hampshire County Council (County Planning) | 6.4 (Noise and air quality) | The East of Basingstoke allocation lies within the mineral and waste consultation area (MWCA) Sites section. HCC is pleased to note that the draft SPD considers both these safeguarded sites and proposes mitigation measures to address impacts between the safeguarded sites and proposed development. HCC would also recommend direct discussions with the operators in order to get their view as to whether these mitigation measures would be adequate. | <p>Noted.</p> <p>To add emphasis to the Hampshire Minerals and Waste Plan (2013) and the Minerals and Waste Safeguarding in Hampshire SPD (2016), these will be added to the “Relevant policies and guidance” box at the start of section 6.4.</p> | Add the following to the end of the “Relevant policies and guidance” box at the start of section 6.4: “ <u>...Hampshire Minerals and Waste Plan (2013); Minerals and Waste Safeguarding in Hampshire SPD (2016).</u> ” |
| 191. | Cllr Onnalee Cubitt | | 6.4.3 and 6.4.4 | Paragraphs 6.4.3 and 6.4.4 need to be addressed and not swept under the carpet. Consultants on behalf of | Noted and no change required. | |

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| | | | | the landowners of the sites have carried out assessment and have identified serious areas of concern. We must be certain these concerns can and will be mitigated before development. | Development Principle 3g seeks to ensure “New development should not have a detrimental impact upon the quality of life of existing residents in relation to noise exposure or air quality or be exposed to existing sources of noise or air pollution that would have a detrimental impact upon the quality of life of its future occupiers. Acceptable noise and odour standards should be met across the site.” | |
| 192. | Mr Tim Crouch | Hampshire County Council (as landowner of the East of Basingstoke site). | 6.4.4 | It is questioned how appropriate it is to include a specific location (‘to be located in the buffers between the housing and the A33’) for any possible use of acoustic fencing. | Agree, reference to “in the buffers” in third paragraph of paragraph 6.4.4 has been deleted to add flexibility in approach. | Third bullet point of the paragraph to be amended as follows: “An acoustic fence to be located in the buffers between the housing and the A33.” |
| 193. | Cllr Onnalee Cubitt | | 6.4.9 | Odour contour for the Basingstoke sewage treatment works must be respected. It needs to be checked to see the diameter is correct for this site and moderated if not. Modelling is all very well but the real deal is what we need to monitor not hypotheticals. | Noted and no change required. The technical work, including odour assessments and its associated modelling, to support the planning applications on the sites will be subject to extensive and thorough scrutiny through the planning application decision making process. | |
| 194. | Mrs Marion Wolstencroft | Natural Basingstoke | 7 (Design quality) | Notes that design should separate housing from natural green space to minimise the spread of garden plants, noted that this should be done via house fronts facing outward to natural green spaces with road, cycle and foot paths separating from natural green space where appropriate. Proposes a requirement for designs to prevent parking on green space where green space gives way to road e.g. solid bollards. | No change required. The Development Brief sets out information on natural green space but enables its precise form and amount to be determined through the masterplanning and planning application process. The SPD sets a high level strategy. The suggestion is considered unduly detailed for inclusion in the Development Brief. | |
| 195. | Mr Tim Crouch | Hampshire County Council (as landowner of the East of Basingstoke site). | 7 (Design quality) | Significant support for the overall approach to creating a strong sense of place through high quality design. More specific references to the very positive detailed policies contained in the Design & Sustainability SPD would be welcomed to further emphasise these ideas. Inclusion of Appendix 14 of this document in the list at the start of Section 7 – Design Quality would also be supported. | Support noted. Reference to the Design and Sustainability SPD is already included in the “Relevant policies, guidance and supporting information” box at the start of section 7. Further references are not required. However, agree to add reference to Appendix 14 of the Design and Sustainability SPD in the Development Brief. This will ensure comprehensiveness. | The “Relevant policies, guidance and supporting information” box at the start of Section 7 to be amended as follows: “Appendix 7 ‘Places to Live’ and Appendix 14 ‘Countryside Design Summary’ in the Design and Sustainability SPD (2008);...”s |
| 196. | Heather Rainbow | Cycle Basingstoke | 7 (“Relevant policies guidance and supporting information” box) | Notes that the box refers to the Residential Parking Standards SPD and Non-residential Parking Standards SPG. Adds that insufficient parking allocation leads to blocked and narrowed roads, endangering and discouraging cyclists. The parking standards need reviewing. Likewise the parking standards for cycling are insufficient. | Comments are noted. The borough council has started work on producing a Parking SPD which will replace the Residential Parking Standards SPD and Non-residential Parking Standards SPG. Parking standards will be reviewed as part of this work. | |
| 197. | Cllr Onnalee Cubitt | | 7 (Development Principles 4a: Responding | Passionate that high design quality as required in this excellent SPD is achieved. Roads must be wide | Noted. Section 7.1 of the Development Brief provides guidance on “Creating a place of high design quality.” | |

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| | | | to the landscape and environmental qualities of the site and creating character area; 4b: Good urban design principles; 4c: Integrating car parking and refuse collection into the development; 4d: Sustainable construction) | enough for residents to have true space. Construction must be first class. | | |
| 198. | Mr Martin Small | Historic England | 7 (Objective box at start of section). | Objective 5 on page 46 should be Objective 4. | Amend as suggested to correct typo. | Change 'Objective 5' to 'Objective 4'. |
| 199. | Mr Martin Small | Historic England | 7.1 (Development Principle 4a: Responding to the landscape and environmental qualities of the site and creating character areas) | Welcome and support Development Principle 4a although clause c) could also refer to the grade II listed Toll House. | Support noted. Agree to add reference the grade II listed Toll House in criterion c) of Development Principle 4a. | Amend criterion c) of Development Principle 4a as follows: "the setting of the Park pale Scheduled Monument, <u>the Grade II listed Toll House</u> and the Old Basing..." |
| 200. | Mr Tim Crouch | Hampshire County Council (as landowner of the East of Basingstoke site). | 7.1 (Development Principle 4a: Responding to the landscape and environmental qualities of the site and creating character areas) | Linked to the comments about Strategic Landscape set out in section 5.0 of this response, it is strongly suggested that Principle 4a is also amended to reflect the need to develop a design rationale from an iterative master planning process, specifically; <ul style="list-style-type: none"> • Removal of part 1c) in order to not to prejudice the proper planning process. • Amend part 1d) to focus on principle rather than specific locations. • Amend part 1e) to remove the reference to buffers and replace with 'The potential for development to front onto landscape features and public open space' or similar. • Amend part 1f) to remove the reference to tree belts and replace with 'The location of development should seek to minimise the visual impact of the ERF and STW from within the site' or similar. • Removal of part 2d) in order not to prejudice the proper planning process • Further discussion regarding part 2e) and the implications for specific requirements related to the location of the school, given the need to respond to other factors such as noise and odour for sensitive uses and long term accessibility, would also be welcomed. | Partially agree. Several amendments have been made to Development Principle 4a in response to the comments and suggestions including to criteria 1d), 1e), 1f) and 2e) – see part ii of Appendix E of this Consultation Statement. The amendments made will add clarity. In light of the amendments to Development Principle 4a a consequential amendment has been made to the fourth bullet point paragraph 6.1.5. Suggestions for criteria 1c and 2d have not been accepted as the existing wording sets out the standard of provision but enables its precise form to be determined through the masterplanning process. The existing wording will not prejudice the proper planning process or masterplanning. | Several amendments have been made to Development Principle 4a – see part ii of Appendix E of this Consultation Statement. In light of the amendments to Development Principle 4a, the fourth bullet point of paragraph 6.1.5 amended as follows: "• Provide landscape buffers <u>green infrastructure corridors and spaces</u> within the site to soften and integrate the development, and to facilitate the movement and amenity of residents and visitors. |
| 201. | Mr Martin Small | Historic England | 7.1 (Development Principle 4b: Good urban design principles) | Welcome and support Development Principle 4b. | Noted. | |

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| 202. | Mr Tim Crouch | Hampshire County Council | 7.1 (Development principle 4b: Good urban design principles) | With regard to the detailed design requirements, it is suggested that Principle 4b part f) should remove the reference to 'main entrances to the scheme from the A33' and simply reference the need to high quality gateway features on 'entrances' to the site, thereby not limiting the scope to just vehicular access from the A33. Actively encouraging the signposting of alternative modes to access the site should be a priority. | Agree to delete "from the A33" in the criterion f) of the Development Principle to overcome concerns and to add clarity. | Criterion f) of Development Principle 4b to be amended as follows: "f) The need for suitable high quality, gateway features at the main entrances to the scheme from the A33 to provide a clear sense of arrival into the development. |
| 203. | Mr Martin Small | Historic England | 7.1.2 and 7.1.3 | Welcome and support paragraphs 7. 1.2 and 7.1.3. | Noted. | |
| 204. | Mr Tony Vines | | 7.2 | Notes that reference is made to current parking standards but these are not spelled out and they should be. Notes that policies that seek to restrict parking spaces in housing developments lead inevitably to on-street parking which makes navigation by service vehicles tricky and detracts from the appearance of the development. It also leads to early damage to paved areas and landscape which are parked upon or which vehicles drive on to get access. | No change required. The Development Brief sets out information on the provision but enables its precise form to be determined through the masterplanning and planning application process. The borough council has started work on producing a Parking SPD which will replace the Residential Parking Standards SPD and Non-residential Parking Standards SPG. Parking standards are being reviewed as part of this work. | |
| 205. | Mr Tim Crouch | Hampshire County Council (as landowner of the East of Basingstoke site). | 7.3 | The ongoing issue of water scarcity in the Basingstoke Area is known. It is suggested that the Development Brief could require developers to demonstrate how the detailed design of the scheme will discourage excessive water usage and achieve the targets in the adopted Local Plan, linked to specific requirements in the existing Design SPD if desirable. | Noted and no change required. Paragraph 7.3.2 highlight that Policy EM9 (Sustainable Water Use) of the Local Plan places strict standards on the use of water in new homes. Further information in the Development Brief is not required. | |
| 206. | Mrs. Maria Miller MP | | 7.4 | Welcomes the Development Brief's ambition regarding a district heating scheme and renewable energy installation, but would like to see more encouragement of low carbon, low water use homes. Suggests that the Development Brief should include a commitment to ensuring that homes on these sites are built to the highest standards in terms of quality construction. | Support noted and no change required. Paragraph 7.3.1 outlines that "In line Policy EM10 (Delivering high quality development) of the Local Plan the developments should minimise energy consumption through sustainable approaches to design. The developments should also incorporate and/or promote renewable and low carbon energy technologies." This approach is reflected in Development Principle 4d. Policy EM9 (Sustainable Water Use) of the Local Plan places strict standards on the use of water in new homes. | |
| 207. | Mrs Lucy Bielby | | 8 (Development Framework Plan) | The location of the Gypsy and Traveller pitch should be marked on the Development Framework Plan. | No change required. As noted in paragraph 8.1, the Development Framework Plan provides a summary of the key opportunities and constraints that should influence the form of development on the East of Basingstoke and Redlands sites, including indicative information about how the development could respond to them. | |

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| | | | | | <p>The Development Framework Plan is not a masterplan or proposed layout of the site.</p> <p>The location of the pitches for Gypsies and Travellers should be identified as part of the applicant's masterplanning work. Information on the provision of a Gypsy and Traveller pitch and its potential location will then be incorporated into the landowners planning application(s) on the site.</p> | |
| 208. | Mr Harold Mansfield | Country Watch | 8 (Development Framework Plan) | <p>Considers that the principle of outer edge boundary buffer planting should not be discarded but should be adhered to even where, as in SS3.9, new development is not yet proposed over the whole of the land allocated in the Local Plan, and that the proposed buffer planting in the Development Framework Plan around the edge of the southerly extent of the 450 dwellings would be insufficient to successfully act as a buffer to the whole of SS3.9.</p> <p>Furthermore, it would be more effective and allow good time for the tree belt to grow if the full extent of the East boundary of SS 3.9 was planted in concert with the new development of the 450 dwellings.</p> | <p>Comments are noted and it is agreed that it would be more effective and allow good time for the tree belt to grow if the full extent of the East boundary of SS3.9 was planted in the context of the potential for a further 450 dwellings to be delivered beyond the Plan period (as noted at the end of policy SS3.9 of the Local Plan). Nevertheless, it must be recognised that the East of Basingstoke is currently only allocated for 450 dwellings even though the site boundary as defined on the Local Plan Policies Map has capacity for approximately 900 dwellings.</p> <p>In light of the comments, amendments have been made to Development Principle 3b to emphasise that the location of green corridors and spaces should not prejudice the achievement of a comprehensive approach to green infrastructure across the wider site including for the potential later phase beyond the Plan period.</p> <p>Amendments have also been made to Development Principle 3b to highlight the importance and requirements of tree and hedgerow planting.</p> | <p>Add the following paragraph before the current last paragraph in Development Principles 3b:</p> <p><u>“The location of green corridors and spaces should not prejudice the achievement of a comprehensive approach to green infrastructure across the wider site including the potential for additional housing in the southern part of the site beyond the Plan period.”</u></p> <p>Add the following sentence to the end of the last paragraph of Development Principles 3b:</p> <p><u>“Additional tree and hedgerow planting will be required where this serves to screen the development from selected viewpoints and enhance the landscape and biodiversity quality of the site.”</u></p> |
| 209. | Mr Tim Crouch | Hampshire County Council | 8 (Development Framework Plan) | <p>Section 8.0, including its accompanying figure should be removed from the Development Brief.</p> <p>Whilst the desire to demonstrate that the Development Brief has moved the site forward from the Inset Map within the allocation in the Local Plan is understood, the unintentional impact is to make a series of direct design choices which haven't been generated through comprehensive analysis or had the full benefit of an iterative master planning process and associated evidence base. The inclusion of this section could undermine the ability to develop a considered design rationale in response to the requirements of the Development Brief, and prejudice the results of stakeholder engagement.</p> | <p>No change required.</p> <p>Section 8 and the Development Framework will not be deleted from the Development Brief. The Development Framework Plan is not a masterplan and paragraph 8.1 clearly notes that it is indicative.</p> <p>The Development Framework Plan provides a useful visual summary of many elements of the Development Brief.</p> <p>The inclusion of section 8.0 of the Development Framework Plan in the Development Plan is strongly supported by local ward members.</p> <p>A minor amendment has been made to paragraph 8.1 to state “...including indicative information about how the development could respond...” rather than “should respond”.</p> | <p>Title of section 8 amended as follows:</p> <p><u>“Indicative Development Framework Plan”</u></p> <p>Paragraph 8.1 amended as follows:</p> <p><u>“...on the East of Basingstoke and Redlands sites, including indicative information about how the development should respond to them.”</u></p> <p>Minor amendments to the Development Framework Plan for clarity and presentational purposes to be made – see part ii of Appendix E of this Consultation Statement.</p> |

| # | Company/ organisation | Company/ Organisation | Section of the SPD/ Development Principle | Summary of Representation | Officers Response | Change proposed |
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| | | | | | <p>In addition, to add further clarity that the Development Framework Plan is indicative the title of section 8 to be amended to “<u>Indicative</u> Development Framework Plan.”</p> <p>Furthermore, amendments have been made to the name of some of the shapes shown in the legend, including the following:</p> <p>“Possible location for Primary School (if required)” “Possible location for Local Centre”</p> <p>Other minor amendments to the Development Framework Plan for clarity and presentational purposes to be made.</p> | |
| 210. | Mrs Lucy Bielby | | General comment | Makes reference to “Development Principle” but no specific comment. | No change required. | |
| 211. | Miss Amanda Joy | | General comment | Object to the principle of development of the sites. | The sites are allocated housing sites in policies SS3.9 and SS3.9 of the Local Plan, therefore development of these sites is acceptable in principle. | |
| 212. | Mr David Martin | | General comment | Respondent claims lack of notification about the consultation. | The consultation was advertised through suitable means and in line with legislative requirements. This has included information being placed on the borough council’s website, the placing of a press notice in the Basingstoke Gazette, and through information being sent to residents who requested to be added to the Planning Policy mailing list. The documents have also been made available at all libraries in the borough. | |
| 213. | Mr Stephen Hannigan | | General comment | Concern over number of dwellings on the sites. | The sites are allocated housing sites in policies SS3.9 and SS3.9 of the Local Plan, therefore development of these sites and approximate quantum is acceptable in principle. | |
| 214. | Mr Andrew Maxwell | | General comment | Object to the principle of development on the sites. | The sites are allocated housing sites in policies SS3.9 and SS3.9 of the Local Plan, therefore development of these sites and approximate quantum is acceptable in principle. | |
| 215. | Mr Andrew Maxwell | | General comment | Respondent claims lack of notification about the consultation. | The consultation was advertised through suitable means and in line with legislative requirements. This has included information being placed on the borough council’s website, the placing of a press notice in the Basingstoke Gazette, and through information being sent to residents who requested to be added to the Planning Policy mailing list. The documents have also been made available at all libraries in the borough. | |
| 216. | Mr Keith Marsh | | General comment | Respondent claims lack of notification about the consultation. | The consultation was advertised through suitable means and in line with legislative requirements. This has included information being placed on the borough council’s website, the placing of a press notice in the Basingstoke Gazette, and through information being | |

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| | | | | | sent to residents who requested to be added to the Planning Policy mailing list. The documents have also been made available at all libraries in the borough. | |
| 217. | Charlotte Mayall | Southern Water | General comment | The relevant development sites East of Basingstoke and Redlands are outside of Southern Water's operational area, no comments to make on the SPD in this instance | Noted. | |
| 218. | Mr John Moran | Health and Safety Executive | General comment | HSE have no representation to make on this occasion. This is because the land allocated in the consultation document does not appear to encroach on the consultation zones of major hazard establishments or Major Accident Hazard Pipelines (MAHPs). | Noted. | |
| 219. | Anne Rushbrooke | | General comment | Comments that the development is too high for the site. | No change required. The sites are allocated housing sites in policies SS3.9 and SS3.9 of the Local Plan, therefore development of these sites is acceptable in principle. | |
| 220. | Anne Rushbrooke | | General comment | Concern on the environment and notes that although issues have been addressed they still require merit. | No change required. The Development Brief sets out information on the protection and/ or enhancement but enables its precise form to be determined through the masterplanning and planning application process. Local Plan policies (such as SS3.7 (Redlands), SS3.9 (East of Basingstoke) and EM7 (Managing flood risk)) also set out detailed requirements. | |
| 221. | Mrs Marion Wolstencroft | Natural Basingstoke | General comment | Natural Basingstoke provided detailed comments on the green infrastructure and biodiversity aspects of the Development Brief and also the sites. The Natural Basingstoke representation includes a section titled 'Other requirements' and also appendices which have not been summarised in this Consultation Statement. The Natural Basingstoke representation can be viewed in full at http://basingstoke-consult.limehouse.co.uk/portal/ftp/spd/eobrspd | Overall, comments are noted and are considered to be very useful. Officers are appreciative of the content and detail of the representation. Officers will be happy to meet with Natural Basingstoke to discuss the detailed representations. It is hoped and encouraged that Natural Basingstoke will engage with the landowners of the sites during the masterplanning of the sites and also with the Local Planning Authority during the determination of the relevant planning applications. | |
| 222. | Mrs Beata Ginn | Highways England | General comment | Reviewed the SPD and supporting documents. They conclude there is unlikely to be a direct impact to the safe and efficient operation of the M3 from proposals set out in the SPD, therefore offer no comment at this stage. | No comment. | |
| 223. | Mr Tony Vines | | General comment | Concern that failure to plan for future management of public areas will inevitably lead to inadequate management and to the deterioration of the public realm. The development brief should therefore | No change required. The Development Brief sets out information on the provision but enables its precise form to be | |

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| | | | | explain how the management is to happen, concerns of financial constraint. | determined through the masterplanning and planning application process. | |
| 224. | Mr Richard Booth | | General comment | Notes the development will adversely affect a number of residents of the area, namely with levels of noise, dust and potentially vibration that will adversely affect our quality of living. | No change required. Planning applications for development on the sites will need to be accompanied by a Noise Assessment. The planning applications will also need to demonstrate that it accords with the requirements of policy EM12 (Pollution) of the Local Plan. | |
| 225. | Mr Nicholas Tunnell | | General comment | Notes the development will adversely affect a number of residents of the area, namely with levels of noise, will adversely affect quality of living. | No change required. Planning applications for development on the sites will need to be accompanied by a Noise Assessment. The planning applications will also need to demonstrate that it accords with the requirements of policy EM12 (Pollution) of the Local Plan. | |
| 226. | Mr Gerard Shaw | | General comment | Respondent claims lack of notification about the consultation. | The consultation was advertised through suitable means and in line with legislative requirements. This has included information being placed on the borough council's website, the placing of a press notice in the Basingstoke Gazette, and through information being sent to residents who requested to be added to the Planning Policy mailing list. The documents have also been made available at all libraries in the borough. | |
| 227. | Melanie Zeferework | | General comment | Notes the development will adversely affect a number of residents of the area, namely with levels of noise, dust and potentially vibration that will adversely affect our quality of living. | No change required. Planning applications for development on the sites will need to be accompanied by a Noise Assessment. The planning applications will also need to demonstrate that it accords with the requirements of policy EM12 (Pollution) of the Local Plan. | |
| 228. | Miss Gayle Culip | | General comment | Notes the development will adversely affect a number of residents of the area, namely with levels of noise, dust and potentially vibration that will adversely affect our quality of living. | No change required. Planning applications for development on the sites will need to be accompanied by a Noise Assessment. The planning applications will also need to demonstrate that it accords with the requirements of policy EM12 (Pollution) of the Local Plan. | |
| 229. | Mr Anthony Mead | | General comment | Notes the development will adversely affect a number of residents of the area, namely with levels of noise, dust and potentially vibration that will adversely affect our quality of living. | No change required. Planning applications for development on the sites will need to be accompanied by a Noise Assessment. The planning applications will also need to demonstrate that it accords with the requirements of policy EM12 (Pollution) of the Local Plan. | |
| 230. | Mr David Martin | | General comment | Notes the development will adversely affect a number of residents of the area, namely with levels of noise, | No change required. | |

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| | | | | dust and potentially vibration that will adversely affect our quality of living. | <p>Planning applications for development on the sites will need to be accompanied by a Noise Assessment.</p> <p>The planning applications will also need to demonstrate that it accords with the requirements of policy EM12 (Pollution) of the Local Plan.</p> | |
| 231. | Mr Peter Amps | | General comment | Notes the development will adversely affect a number of residents of the area, namely with levels of noise, dust and potentially vibration that will adversely affect our quality of living. | <p>No change required.</p> <p>Planning applications for development on the sites will need to be accompanied by a Noise Assessment.</p> <p>The planning applications will also need to demonstrate that it accords with the requirements of policy EM12 (Pollution) of the Local Plan.</p> | |
| 232. | Mr Philip Bielby | | General comment | Notes the development will adversely affect a number of residents of the area, namely with levels of noise, dust and potentially vibration that will adversely affect our quality of living. | <p>No change required.</p> <p>Planning applications for development on the sites will need to be accompanied by a Noise Assessment.</p> <p>The planning applications will also need to demonstrate that it accords with the requirements of policy EM12 (Pollution) of the Local Plan.</p> | |
| 233. | Dr Pauline Holmes | Natural England | General comment | Pleased to see the policies and text that will enable the local environment to be protected and enhanced. Natural England are also pleased to see that this includes identifying the need to protect the water quality from surface water run off that may arising from the development proposals. | Noted. | |
| 234. | Mr David Goss | | General comment | Notes the development will adversely affect a number of residents of the area, namely with levels of noise, dust and potentially vibration that will adversely affect our quality of living. | <p>No change required.</p> <p>Planning applications for development on the sites will need to be accompanied by a Noise Assessment.</p> <p>The planning applications will also need to demonstrate that it accords with the requirements of policy EM12 (Pollution) of the Local Plan.</p> | |
| 235. | Mr Adrian Howells | | General comment | Notes the development will adversely affect a number of residents of the area, namely with levels of noise, dust and potentially vibration that will adversely affect our quality of living. | <p>No change required.</p> <p>Planning applications for development on the sites will need to be accompanied by a Noise Assessment.</p> <p>The planning applications will also need to demonstrate that it accords with the requirements of policy EM12 (Pollution) of the Local Plan.</p> | |
| 236. | Mr Harold Mansfield | Country Watch | General comment | Respondent requires further clarification on certain aspects of the Development Brief noting that various aspects are yet suitably detailed. | <p>No change required.</p> <p>The Development Brief has been informed by earlier technical studies completed by HCC (as landowner) and Cooper Estates as landowner of the majority of the Redlands site, detailed Statements of the Common Ground with the landowner's and also</p> | |

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| | | | | | <p>continued close liaison with internal and external stakeholders including local Ward Members.</p> <p>HCC (as landowner) of the East of Basingstoke site have made progress on their technical work to support their outline planning application that is due to be submitted in December 2017. This includes important studies such as a Transport Assessment and Heritage Assessment which are underway but are not yet at a sufficiently advanced stage to share with the Council or be used to inform the Development Brief.</p> <p>The Development Brief will:</p> <ul style="list-style-type: none"> • Provide a guide for future development proposals on the East of Basingstoke and Redlands sites. • Add detail to policies SS3.7 and SS3.9 of the adopted Local Plan whilst being within the parameters of Local Plan policies. • Fully influence the preparation of the East of Basingstoke outline application and also any reserved matters/ full application applications on the Redlands site at a relatively early stage. <p>The Development Brief sets out the standard of provision but enables its precise form to be determined through the masterplanning process.</p> | |
| 237. | Mr Harold Mansfield | Country Watch | General comment | <p>Consultation on the draft Development Brief between January to March 2017 was helpful to speed the programme of proposed development, however the Development Brief contains gaps of guidance for several important elements.</p> | <p>No change required.</p> <p>The adoption of the Development Brief until the new and updated technical evidence is available is an alternative option that has been dismissed. There have been no committed dates from HCC as to when this will occur. Delaying the adoption of the Development Brief could delay the submission of an outline planning application on the East of Basingstoke site as HCC (as landowner) has already indicated that an outline application will not be submitted until the Development Brief SPD is adopted. The delivery of the site has slipped a year compared to phasing identified in Policy SS3 (Greenfield Site Allocations) of the Local Plan and it is important for the borough's housing land supply position that the site's delivery does not slip further.</p> <p>In addition, technical work is unlikely to alter the content of the Development Brief significantly as it cannot depart away from the existing policy framework set by policies SS3.7 and SS3.9 in any case. Also, the technical work to support the outline planning application will be subject to extensive and</p> | |

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| | | | | | thorough scrutiny through the planning application decision making process and it would be premature to make amendments to the Development Brief based on technical work that is either not ready/ finalised and has not had the benefit of full scrutiny by the LPA and from local residents. | |

Part ii: Showing changes proposed to Development Principle 3b (Landscape), Development Principle 4a (Responding to the landscape and environmental qualities of the site and creating character areas) and plans/figures

Changes proposed to Development Principle 3b (Landscape)

Development Principle 3b: Landscape

1. Development should respond positively to the topography and landscape setting of the site by:
 - a) Utilising and enhancing the existing vegetation network and green corridors within the site as a framework for development. Every effort should be made to protect veteran trees where possible.
 - b) Taking into account sensitive views from outside and within the site.
 - c) Providing a strong landscape structure that integrates the development into the surrounding landscape.

2. The location of ~~existing~~ key existing and new tree belts and hedgerows and new or reinforced tree belts and buffer planting green infrastructure corridors and green spaces is shown on the Development Framework Plan. ~~Landscape buffers should be provided around the edge of the development and~~ Particular attention should be paid to green infrastructure corridors and spaces in the following broad locations:
 - a) Along the western boundary with the A33 to provide a landscape setting for the development and the A33. This should include additional planting so that tree buffers have a minimum depth of 15m- and to screen views of traffic along the A33 from the development ~~and to protect the landscaped setting of the A33.~~
 - b) Along the northern boundary of Redlands to mitigate the impact of the development on rural views at the entrance to Basingstoke along the A33 and along the eastern and southern boundaries of Redlands.
 - c) ~~A buffer of 50m on~~ Along the northern boundary of East of Basingstoke to protect verdant views of the skyline up the hill towards Redlands.
 - d) Along the western boundary of East of Basingstoke with Park Pale and the Toll House to provide a landscape setting for the development and the Scheduled Monument and Listed Building.
 - e) ~~A suitable buffer from the edge of both sides of flood zone 2 along~~ Along the Petty's Brook Green Space to include the floodplain and adjoining landscape features.
 - f) Along existing tree and hedge belts within the site.
 - g) Along the southern boundary of housing within East of Basingstoke to protect rural views into the site from the south. ~~The tree buffer along this boundary should have a minimum depth of 15m.~~
 - h) Along the eastern edge of housing in East of Basingstoke to screen views from the housing towards the ERF facility and sewage works. ~~Tree buffers in these locations should have a minimum depth of 15m.~~
 - i) Along other site boundaries.

New green spaces forming part of the landscape and green infrastructure network will be required. The detailed position and function of these spaces must be subject to further landscape and visual impact assessment work and other studies forming part of the ongoing design process.

The location of green corridors and spaces should not prejudice the achievement of a comprehensive approach to green infrastructure across the wider site including the potential for additional housing in the southern part of the site beyond the Plan period.

The detailed design, planting and management of these corridors and spaces should be derived from their individual role in the green space-infrastructure network of the development. Additional tree and hedgerow planting will be required where this serves to screen the development from selected viewpoints and enhance the landscape and biodiversity quality of the site.

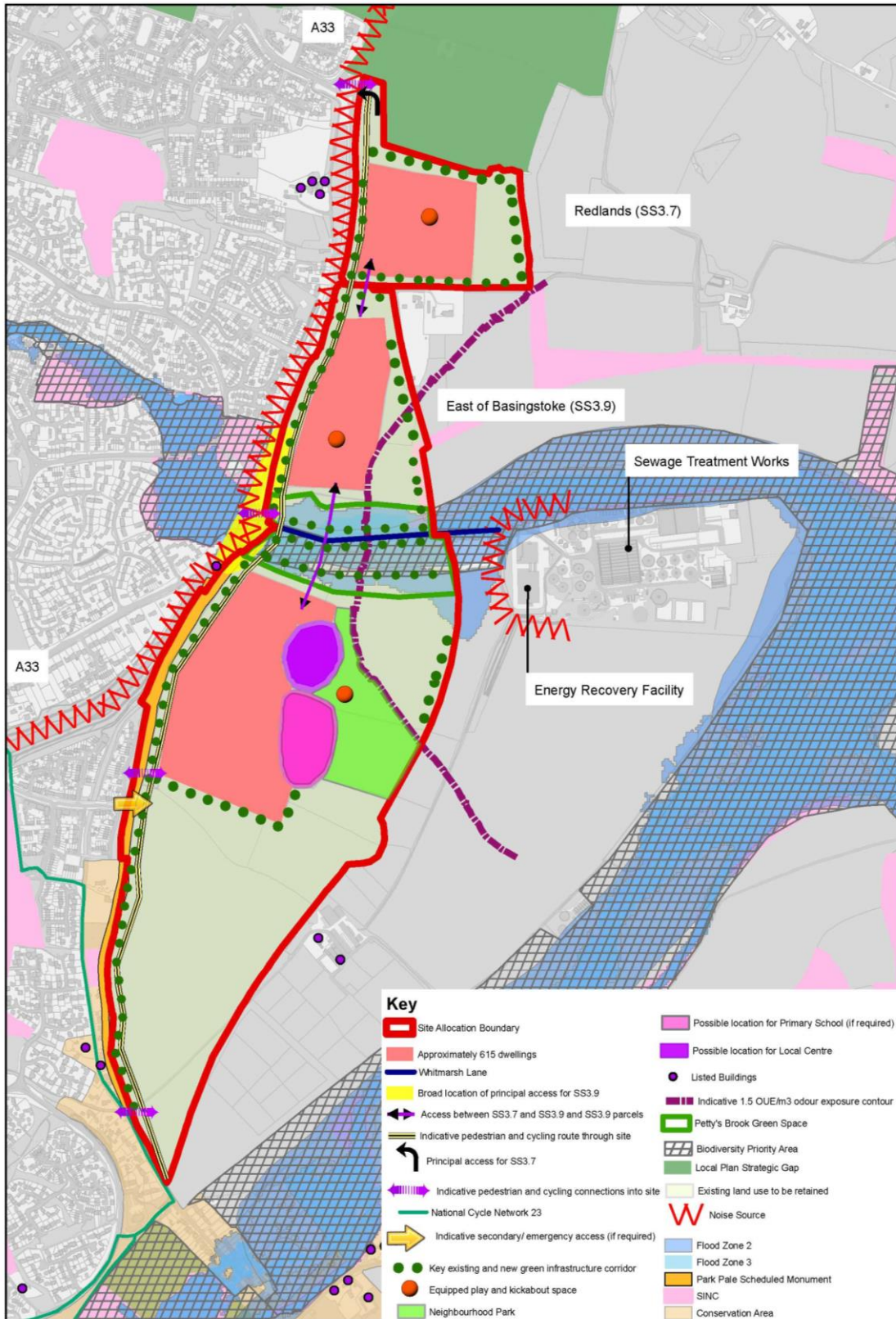
Changes proposed to Development Principle 4a (Responding to the landscape and environmental qualities of the site and creating character areas)

Development Principle 4a: Responding to the lLandscape and eEnvironmental qQualities of the sSite and cCreating cCharacter aAreas

1. Development should respond to the landscape and environmental qualities of the sites, with particular attention paid to:
 - a) Existing landscape features inside the sites.
 - b) The potential to create views using landscape features, and in particular tree belts, outside the sites.
 - c) Higher density development around the local centre and lower building heights as well as lower density development along the countryside edges on the eastern and northern boundaries of the sites and where it would assist in protecting the setting of the Park Pale Scheduled Monument, the Grade II listed Toll House and the Old Basing Conservation Area.
 - d) The use of suitable building heights: the developments should have a scale of typically 2 storeys with a potential for limited 2.5 and 3 storey development around the Local Centre, in the lower parts of the East of Basingstoke site and where it would enhance the quality and legibility of the streetscene through the provision of landmarks.
 - e) The potential for development to front onto green infrastructure corridors and spaces including the landscape buffers features and public open space which run through and around the sites and also to face the rural edge where the sites border open countryside.
 - f) The location-siting and massing of buildings combined with the provision of new tree belts planting should seek to minimise the visual impact will screen views of the ERF and STW from within the site.
2. The developments should create distinctive Character Areas which enhance their sense of place, visual attractiveness and the ability of residents and visitors to find their way around. The identification of these Character Areas should take regard of the following aspects:
 - a) The landscape and environmental qualities of the sites listed in (1) above.
 - b) The need to respond to and reinforce locally distinctive patterns of development which are informed by the best qualities of the suburbs of Basingstoke and local villages, whilst not discouraging appropriate innovation.
 - c) A broad range of architectural and character elements which make interesting and attractive streetscenes.
 - d) Creating verdant streetscenes through the provision of deeper front gardens in the lower and medium density areas and street trees in the higher density areas and along main streets.
 - e) The need-potential for the design and layout of the Local Centre, school and adjoining Neighbourhood Park to create a recognisable and welcoming sense of place at the centre of the development.

Changes proposed to development framework plan

Final version



In consultation draft

