



- h) The proposal will clearly provide sufficient community benefit to outweigh the loss of the existing facility, meeting evidence of a local need.

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

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

5.70 Facilities and services which are essential for underpinning community life and ensuring that members of the local community are able to meet their day to day needs are addressed by policy CN7. Whereas, facilities and services which enrich and ensure the vitality of communities are protected, supported and facilitated by CN8. CN8 also relates to facilities which serve the wider community i.e. which go beyond just local needs.

5.71 It is recognised that community, leisure and cultural facilities provide social and economic benefits. They can generate employment, have a positive impact on the local evening economy and may be used to underpin larger mixed-use developments.

5.72 By way of example, and for the purposes of the Local Plan, community, leisure and cultural facilities include (the list(s) below is not exhaustive):

- sports and recreation facilities including playing fields, sports and leisure centres, swimming pools, indoor sports halls and leisure centres, indoor bowls, gymnastics centres, indoor sports facilities, health and fitness facilities/gyms, ice rinks, artificial turf pitches (ATP), athletics tracks, tennis and netball courts, bowling greens, grass pitches, golf courses/driving ranges, multi-use games areas (MUGAs), water based facilities e.g. canoeing and other outdoor sports space
- health care facilities and education
- youth facilities including formal and equipped play provision, and indoor and outdoor facilities for children and young people
- cultural facilities including concert halls, theatres, libraries, museums, archive facilities, community arts centres, arts/craft centres and art in the public realm.

5.73 The borough is relatively well provided for in terms of community, leisure and cultural facilities, which are supported by a strong network of council, club, community, education and private sector partners and volunteers. However, some of this infrastructure is now failing to meet changing needs.

- 5.74 As part of the Local Plan objective to advance the health and well-being of the borough's communities, the council will seek to reinforce existing levels of infrastructure in relation to community, leisure and cultural facilities in order to support increased and sustained participation within local communities. This will help to reduce inequalities in the frequency of participation, increase accessibility and encourage more community involvement from a wider cross section of residents. Accommodating the needs and expectations of younger and older people is a particular priority.
- 5.75 The focus will be on retaining, maintaining and improving existing facilities which are valued by the community so they can meet changing needs and expectations. Facilities that are valued by the community are defined as those that are recognised for their contribution to community activity and amenity, providing facilities that enable participation in a range of community, leisure and cultural activities. There will be evidence of customer demand, a track record of well-attended community activity and sound management of the facility. The identification and priorities for retaining, maintaining and improving existing provision will be set out in the council's Strategic Plan for Sport and Recreation, Cultural Strategy, Community Buildings Strategy and Community Plans.
- 5.76 The policy ensures that any development proposals that would result in the loss of community, leisure and cultural facilities must be accompanied by an assessment of both existing facilities and the need for and value of the facility to the community. The views of the local community, particularly parish councils and users of the facility, must be sought as part of this process and guidance will be available outlining what such an assessment should include.
- 5.77 It is envisaged that community facilities will combine several functions and form a vital focus for social and recreational activities. The policy supports the principle of co-locating facilities, although transport and accessibility implications will be carefully reviewed when considering such proposals. Supporting the co-location of community facilities and services at sites of local and district significance includes supporting and strengthening the voluntary and community sector network of organisations in order to maximise the use and viability of community buildings.
- 5.78 Where there is evidence that existing provision is not able to meet needs, the council will work with partners to seek and where possible, enable new facilities in accordance with the council's standards based on quality, quantity and accessibility. A hierarchy approach will be adopted to ensure the right mix of local/neighbourhood, district and borough-wide provision across the borough.
- 5.79 The green space, sport and recreation standards are set out in more detail in Appendix 4.



Implementation and Monitoring

The policy will be implemented through:

- advice on and the determination of relevant planning applications.

The policy will be monitored against:

- the objectives and action plans of the relevant council strategies including the Strategic Plan for Sport and Recreation, Cultural Strategy, Community Buildings Strategy and Community Plans.

Policy CN9 – Transport

The council will work in partnership to promote a safe, efficient and convenient transport system which will:

- i) Build on the borough's strategic location, through improvements to strategic road and rail connections to the wider area;
- ii) Promote transport choice, through improvements to public transport services and supporting infrastructure, and providing coherent and direct cycling and walking networks to provide a genuine alternative to the car and facilitate a modal shift;
- iii) Improve access to Basingstoke town centre and rail station by all modes of transport and ensure good integration between transport modes;
- iv) Manage congestion and provide for consistent journey times; and
- v) Promote and improve safety, security and healthy lifestyles.

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

Development proposals will be permitted that:

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

Development proposals that generate significant amounts of movement must be supported by a Transport Statement or Transport Assessment and will normally be required to provide a Travel Plan¹⁹.

¹⁹ Refer to Planning Practice Guidance: <http://planningguidance.communities.gov.uk/blog/guidance/travel-plans-transport-assessments-and-statements-in-decision-taking/overarching-principles-on-travel-plans-transport-assessments-and-statements/>

Development should be of high quality, sustainable in design, construction and layout, offering maximum flexibility in the choice of travel modes, including walking and cycling, and with accessibility for all potential users²⁰. Development will be permitted where it:

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

5.80 The provision of a safe, convenient and efficient transport network in the borough is key to supporting residents, employees and visitors to the borough, as well as assisting the wider economy, given the role of the borough in the Enterprise M3 LEP area. To facilitate this, future transport planning of the borough will support the approach of policy CN9 through the preparation of a Transport Strategy for the Borough, in partnership with Hampshire County Council, transport operators, Network Rail, local interest groups and local residents and business. This will provide a framework to ensure that there are opportunities to access key services, facilities and employment locations by a range of modes of transport, including accessibility from new developments. This will be supplemented by the Borough Cycling Strategy which provides further detail on the council's ambitions in terms of cycling, including the provision of a Strategic Cycling Network.

5.81 The Transport Strategy will sit within the framework of the Hampshire Local Transport Plan (LTP) (2011 - 2031) produced by Hampshire County Council and any successor to this. The LTP provides the long term framework for transport policies within the borough. The Plan seeks to improve accessibility through the three initiatives of reduce, manage and invest. To assist in meeting the objective of creating sustainable communities, the council will, working in partnership with Hampshire County Council and others, aim to:

- improve accessibility to services
- reduce the need to travel
- manage congestion, and

²⁰ Department for Transport Manual for Streets, and Hampshire County Council Companion Document to Manual for Streets.



- achieve more sustainable travel behaviour through the policies and proposals within the Local Plan.
- 5.82 Hampshire County Council published a Transport Statement to set out the transport objectives and delivery priorities for the borough. The Transport Statement builds upon existing transport related documents covering the borough, notably the Local Transport Plan, Basingstoke Town Access Plan (TAP) to provide:
- a local transport policy framework for the borough
 - a framework to assist with the prioritisation of transport investment
 - a basis for land use planning and development planning
 - assistance to the council with infrastructure planning in support of the Local Plan.
- 5.83 It is essential that new developments provide safe and suitable access to the highway network and provide a safe and secure on-site movement layout that minimises conflicts between traffic and cyclists or pedestrians, considers the needs of people with disabilities, accommodates the efficient delivery of goods, materials and supplies, and encourages the use of sustainable transport modes, whilst providing appropriate parking provision for all potential users. Transport provision varies considerably across the borough, with relatively good accessibility by all modes of transport (including, walking, cycling, public transport and private car) in Basingstoke town and some of the larger settlements, to lower levels of accessibility in some of the more remote rural areas.
- 5.84 Through the provision of services and facilities locally, it is possible to help to minimise the need to travel, and provide greater scope for people to have a choice of modes of transport, including non-car modes. This, together with improved use of technology to facilitate increased working from home, can assist in limiting the impact of new development on the transport network.
- 5.85 Walking and cycling have a key role to play in ensuring an increase in sustainable travel. This can be achieved by providing safe walking and cycling routes with appropriate surfaces and lighting that are accessible to all, are convenient to reach, and link to places where services are located. The Cycling Strategy and accompanying proposed Strategic Cycle Network provide further guidance on measures to encourage and facilitate cycling in the Borough. Development proposals may be required to assist in the provision of the network and/or provide appropriate connections, as well as close working with Hampshire County Council to achieve this. secure, convenient and weather resilient cycle parking will normally be required at destinations, including at key transport interchanges; where appropriate lockers and changing facilities should also be provided.
- 5.86 Development will be resisted where it is considered it would adversely affect future infrastructure improvements for public transport. The borough's transport

networks are continuing to evolve and improve through investment by the council, the highway authority and other partners.

- 5.87 Proposals will be encouraged to provide infrastructure supporting the use of alternative vehicle types and fuels in support of a lower carbon future. Examples could include installation of electric vehicle charging points.
- 5.88 Residential parking standards are set out in the council's Residential Parking Standards Supplementary Planning Document (2012) and, for non-residential developments, they are set out in the council's Parking Standards (2003). The levels of provision required varies across the borough to reflect the more rural nature of some settlements, and assists in maintaining vitality and viability in smaller settlements where alternative modes of transport may not be so readily available. Standards are also set for cycle parking, for powered two-wheeled vehicles and for the percentage of wider spaces for users with mobility difficulties. A new SPD will be produced to contain both residential and non-residential parking standards in the borough.
- 5.89 The thresholds for the need for a Transport Assessment or Travel Plan are set out in Planning Practice Guidance, as referred to in Footnote 19 above. However, in some circumstances a Transport Assessment may be appropriate for smaller developments than suggested and a Transport Statement will normally be required to support developments for Houses in Multiple Occupation and residential sub-divisions.
- 5.90 Travel Plans are recognised for their part in reducing the impact on the environment by encouraging modal shift, including promoting schemes for reducing travel and travel at peak times (e.g. flexible working), electronic communication, car sharing or promoting transfer to alternative modes.
- 5.91 There are many rural communities where there are limited alternative forms of transport and car use is the only real option for travel. The characteristics of the borough and its relatively scattered pattern of settlements and rural road network must be considered in any transport proposals. The council will support the development of future flexible community based transport initiatives and will work with the county council to develop initiatives to serve rural areas. The retention of local services and facilities will also help to reduce the need to travel for many communities, although the travel needs of various groups such as children and older persons will require special consideration.
- 5.92 The council will seek to enter into legal agreements with potential developers to secure the implementation of specific improvements or contributions towards their implementation in accordance with the wider access strategy outlined in the Local Transport Plan, Borough Transport Statement and Community Infrastructure Levy Charging Schedule. Such improvements may include new or improved highway and non-highway access infrastructure or the provision of new or additional public transport services.



- 5.93 The policy seeks to make certain that all development proposals are designed to ensure that future development of suitable adjacent development site(s) could be accommodated from a transport and access perspective. Therefore, the council's assessment and evaluation of planning applications will consider how development schemes safeguard future development of suitable adjoining sites.

Implementation and Monitoring

The policy will be implemented by:

- the determination of planning applications.

The policy will be monitored by:

- the number of Section 278 agreements signed or S106 agreements/CIL contributions towards transport infrastructure.

6. Environmental Management and Climate Change

Background

- 6.1 An overall ambition of the Local Plan is to plan positively to create, protect enhance and manage networks of biodiversity and green infrastructure whilst meeting the area's social and economic needs. The high quality built and natural environment contributes towards the quality of life and wellbeing of the borough's residents. Results of consultation completed both as part of the Local Plan preparation and through other relevant consultation clearly highlights the importance that local residents attach to protecting such assets and minimising the impact of change. The Local Plan aims to protect such assets while supporting proposals which seek to conserve, restore or enhance such environments, including the regeneration of some built up areas.
- 6.2 The Local Plan also aims to create successful places to live which are of high-quality design, accessible, useable, locally distinctive and of sustainable design and construction. Such places should improve the quality of life for our residents and contribute towards creating safer, healthy and more integrated communities. The Local Plan also aims to achieve a reduction in carbon dioxide emissions and minimise the impacts of climate change.

Policies within this chapter will set the framework for achieving the following objectives: A (sustainable growth); D (attractiveness to workers, residents and visitors); G (delivery of infrastructure); H (housing mix); I (regeneration); J (healthy lifestyles); K (sustainable energy use); L (high quality design); M (water and flooding); N (biodiversity); O (historic environment).

The Natural Environment

- 6.3 The countryside of the borough is one of its key assets, contributing significantly to the quality of life locally. The landscape of the borough is predominantly rural and agricultural, containing a diverse pattern of landscapes from rolling chalk downland, pastoral river valleys and historic parkland to lowland farmland and farms, villages and hamlets with a few larger settlements including Basingstoke. The north west of the borough (approximately 30% of the total area) contains 80 square miles of the North Wessex Downs Area of Outstanding Natural Beauty which is recognised as a landscape of national importance.
- 6.4 The local countryside supports a wide range of habitats and species, such as significant areas of key habitats including those defined as being of principal importance (s.41 Natural Environment and Rural Communities Act 2006). Habitats in the borough support key species including strong populations of a number of European Protected Species and Species of Principal Importance.



This existing diversity is largely owing to the differing geological influences and important river systems which run through the area. In particular this includes:

- the River Test - known internationally for trout and salmon fishing and designated a Site of Special Scientific Interest (SSSI)
- the River Loddon - a high quality chalk river which is in part an EU salmonid river containing Biodiversity Action Plan (BAP) habitats of principal importance.

6.5 Other habitats include increasingly rare wetland habitats within the floodplains of the rivers mentioned above and a relatively high proportion of remaining ancient semi-natural woodland areas. The very rarest types of site are nationally designated as Sites of Special Scientific Interest (SSSI's) (of which there are 19 in the borough) and many others are locally designated as Sites of Importance for Nature Conservation (SINC's), a Hampshire-wide designation.

6.6 The borough has a good range of green infrastructure assets, ranging from Green Flag awarded parks in the heart of Basingstoke to an extensive network of public rights of way and publicly accessible countryside under the Countryside and Rights of Way (CRoW) Act. However, the types of green infrastructure and their benefits are not evenly distributed and the maximum benefits are not always realised due to inaccessibility, lack of awareness, poor linkages or under management. There are also pressures which could potentially affect such assets, including current trends in biodiversity loss and future growth. The biodiversity characteristics and trends in biodiversity within the borough are investigated in greater depth within the Borough Living Landscapes Strategy.

6.7 With two distinctive geological areas, the Thames Basin and Hampshire Downs, the north of the borough contrasts strongly with the south. The southern two thirds is dominated by chalk downland, a large proportion of which forms part of the Test and Itchen catchment. The northern part is influenced by deposits of clay and sand and is generally impermeable, except for the chalk in the River Loddon at Basingstoke. This northern area forms part of the River Thames catchment and contains a complex network of rivers and streams.

6.8 The countryside and the borough's green networks and open spaces provide a valuable resource for agriculture, biodiversity, water and pollution management and tourism and help to encourage a sense of well-being as a part of a healthy lifestyle. The policies of the Local Plan will ensure that there is the necessary local framework in place to maintain and enhance such assets.

6.9 The council's Green Infrastructure Strategy sets out the approach to manage, protect and restore existing green infrastructure and to expand and reconnect green infrastructure where there is an identified deficit or where housing growth is planned and additional provision is needed. Living Landscapes sets out the natural environment strategy for the council to create:

- a locally distinctive and attractive, countryside, with a character that reflects local geology, soils, material and traditions

- a halt to the net loss of biodiversity and recovery of wildlife populations and habitats, where possible, and
- a reconnection of people with the natural environment, farming and other forms of rural land management.

6.10 In partnership with the Local Nature Partnership and key partners, the council will further develop these objectives through a range of measures including Biodiversity Priority Areas and developing ecological network mapping at a landscape scale. This work will inform green infrastructure planning through the development management process.

Policy EM1 – Landscape

Development will be permitted only where it can be demonstrated, through an appropriate assessment, that the proposals are sympathetic to the character and visual quality of the area concerned. Development proposals must respect, enhance and not be detrimental to the character or visual amenity of the landscape likely to be affected, paying particular regard to:

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

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

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

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



- 6.11 The borough is largely rural in character and includes many locally distinctive, high quality landscapes which are greatly valued by both residents and visitors. It is important to conserve and, where possible, enhance the different landscape character areas of the borough, while accommodating the change needed to address social and economic objectives and meet the needs of communities. Attractive environments are essential to the borough's tourism industry and to the wider economic objectives as well as the health and wellbeing of its residents. There is the potential for development, leisure, recreation and tourism pressure to erode the character and nature of the landscape unless properly managed. It is also important to be aware of the broader implications of gradual change through the cumulative effects on character, particularly in terms of the impact on more small-scale or local features.
- 6.12 A comprehensive Landscape Assessment of the borough was undertaken in 2001; this document identified 20 distinct landscape character areas within the borough and summarises the key characteristics, qualities and issues associated with each area. The council has in place a strategy and action plan for dealing with landscape and biodiversity issues set out in the document Living Landscapes (2010). Other relevant documents include community produced Village Design Statements, Neighbourhood Plans and Orders, Countryside Design Summary and the North Wessex Downs Management Plan adopted by the local authorities within the AONB.
- 6.13 A proportionate approach shall be applied to development proposals so that the requirements of policy EM1 will be applied flexibly depending on the nature and scale of the proposals. Where considered necessary by the LPA, as a result of the nature and scale of the proposal, a landscape assessment will be required to demonstrate compliance with the criteria of this policy.

Implementation and Monitoring

The policy will be implemented through:

- advice on and the determination of relevant planning applications; and
- working in partnership with Natural England, and North Wessex Downs AONB.

The policy will be monitored against:

- the objectives and action plans of the relevant strategies and plans set out in the supporting text of the policy.



Policy EM2 – Strategic Gaps

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

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

Development in gaps will only be permitted where:

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

6.14 In parts of Basingstoke the towns and villages are located relatively close to one another and the land allocations within this plan will in some instances reduce the distance between settlements further. The gaps have not been defined to protect the countryside or landscape (policy EM1), they are essentially a planning tool to prevent the coalescence of settlements and maintain the separate identity of settlements.

6.15 A clear gap between settlements helps maintain a sense of place for both residents of, and visitors to, the settlements on either side of the gaps. When travelling through a strategic gap (by all modes of transport) a traveller should have a clear sense of having left the first settlement, having travelled through an undeveloped area and then entered the second settlement.

6.16 Small scale development that is in keeping with the rural nature of the gaps will not be prevented, provided that it is appropriately sited and designed to minimise the impact on the openness of the gap and subject to other policies of this plan.

6.17 The precise boundaries for the gaps are set out in the Policies Maps. An assessment of the strategic gaps has been prepared to support the Local Plan.

Implementation and Monitoring

The policy will be implemented through:

- Advice on, and the determination of, relevant planning applications.



Policy EM3 – Thames Basin Heaths Special Protection Area

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

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

- 6.18 The Thames Basin Heaths Special Protection Area (SPA) is recognised under the EC Birds Directive and includes areas of heathland across Surrey, Hampshire and Berkshire, covering 11 different local authorities. The SPA has been identified as an internationally important breeding habitat for three rare species of bird populations (Dartford Warbler, Woodlark and Nightjar). This policy seeks to avoid the impact of recreation and urbanisation on the habitat through increased population within close proximity of the SPA.
- 6.19 Natural England's research suggests that increased population arising from housing developments at a distance of up to 5km away from the SPA can cause significant disturbance to the breeding success of these rare bird populations. Although the SPA does not fall within the borough, part of the 5km buffer zone covers the north east of the borough and this policy provides the framework for dealing with development proposals in this area. This does not exclude the requirement for other schemes (including non-residential development) likely to have a significant effect, alone or in combination with other plans or projects, to be subject to a Habitat Regulations Assessment.
- 6.20 The Thames Basin Heaths SPA Delivery Framework (February 2009) sets out the Joint Strategic Partnership Board (JSPB)'s recommended approach and provides further guidance with respect to the provision of SPA-related avoidance measures. This includes the provision of Suitable Alternative Natural Green Spaces (SANGs) as an alternative recreational area to the SPA. Within the 5km buffer zone of the SPA, schemes will be assessed for the need to provide developer contributions towards Suitable Alternative Natural Green Spaces (SANGs), in agreement with Natural England and the JSPB. The council will work with neighbouring authorities, in particular Hart District Council, to identify appropriate SANGs to be funded by these developer contributions.

Implementation and Monitoring

The policy will be implemented through:

- advice on, and the determination of, relevant planning applications.

Policy EM4 – Biodiversity, Geodiversity and Nature Conservation

1. Development proposals will only be permitted if significant harm to biodiversity and/ or geodiversity resulting from a development can be avoided or, if that is not possible, adequately mitigated and where it can be clearly demonstrated that:

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

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

2. Where development proposals do not comply with the above they will only be permitted if it has been clearly demonstrated that there is an overriding public need for the proposal which outweighs the need to safeguard biodiversity and/ or geodiversity and there is no satisfactory alternative with less or no harmful impacts. In such cases, as a last resort, compensatory measures will be secured to ensure no net loss of biodiversity and, where possible, provide a net gain.

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

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

Approaches to secure improvements could be achieved through:

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

6.21 Pressures on local biodiversity resources range from global issues such as climate change to a lack of appropriate local management and pressures from development. Of the latter, in addition to land take issues, indirect impacts such



as recreational pressure, increased pollution and water abstraction all need to be addressed in order to conserve, sustain and re-create biodiversity for current and future generations.

- 6.22 The policy provides a framework for conserving and enhancing the borough's existing biodiversity assets while enabling opportunities to achieve a net gain in biodiversity. The council will work in partnership with the local community, developers, landowners, Hampshire and Isle of Wight Wildlife Trust and other organisations to conserve, restore and enhance the borough's biodiversity in accordance with the council's natural environment strategy Living Landscapes, the Hampshire Biodiversity Action Plans, South East Biodiversity Strategy and the government's biodiversity strategy Biodiversity 2020 (and any subsequent updates).
- 6.23 The council will be guided in this enabling approach by actively pursuing opportunities for biodiversity improvement within allocated sites and within the relevant Biodiversity Opportunity Areas (BOA) and Biodiversity Priority Areas (BPA), as defined in the borough's Green Infrastructure (GI) Strategy. BOAs are large areas of landscape, selected across the southeast of England and represent areas where biodiversity improvements are likely to have the most beneficial results at a strategic scale. BOAs represent extensive tracts of land and they are not intended to represent a constraint to development or other land uses such as farming. BPAs are smaller specific areas deemed to represent the primary opportunities for habitat improvement and restoration in the borough and they include areas of degraded or former key habitat types, areas that serve as an important buffer around existing habitats and areas that have a high potential to create links between existing key habitats.
- 6.24 The council has set meaningful, time-bound targets for habitat creation and restoration within the council's Green Infrastructure Strategy, and where appropriate, will seek improvements to biodiversity through development proposals. The council will also seek habitat creation and management proposals which will expand existing habitats, or link them, either through direct physical connection or by providing 'stepping stone' features. Through this approach the council will seek to avoid a net loss in biodiversity and actively pursue opportunities to achieve a net gain in biodiversity across the borough.
- 6.25 Where it has been clearly demonstrated there is no satisfactory alternative to a development proposal including allocated sites where there could be harm to biodiversity interests, the risks will be mitigated as far as practicable through design, construction management and other measures. Where there is still likely to be a residual loss of biodiversity, compensation measures will be put in place through the creation of like-for-like habitats wherever possible, or features of biodiversity value or through practical conservation works to maintain populations.
- 6.26 When considering mitigation and compensation measures, the council will favour approaches that best serve the interests of biodiversity conservation in the long-term. This will be through a combination of on-site provision, where

there are opportunities to achieve this within areas of open space linked to new development (see the council's adopted green space standards), and/ or off site provision through developer contributions sought in accordance with the Planning Obligations SPD and Infrastructure Delivery Plan (IDP). The GI Strategy will guide how developers' contributions will be used and to identify local needs for new habitat creation and enhance existing resources. This may result in consideration being given to compensating any residual impacts through activities elsewhere in the borough rather than through on-site activities or translocation schemes if success is likely to be higher and/or make a greater contribution to the conservation of the species or habitat type concerned. In determining the level of compensation to ensure no net loss of biodiversity, or where possible a net gain, factors including delivery risk and time lags between loss of habitat and the creation of similar quality habitat will be considered.

- 6.27 Separate policies on strategic development allocations set out the strategic expectations for the protection and enhancement of biodiversity in respect of individual sites. Additional detail on the means of delivering these sites will be set out in SPDs, masterplans, and development briefs, which will involve consultation and engagement with local communities and interested parties.
- 6.28 The locations of nationally designated sites of importance for biodiversity and geodiversity (i.e. SSSIs) are identified on the Policies Map. Locally designated sites (such as SINCs and LNRs) are identified within the council's Living Landscapes natural environment strategy. Priority areas for habitat creation and restoration are identified in the Green Infrastructure Strategy. Locally designated sites (SINCs) are designated, amended and /or deleted on an annual basis.
- 6.29 Key habitats, in the context of this policy, are those listed in the council's Living Landscapes natural environment strategy. 'Key species' is an umbrella term to cover legally protected species, Species of Principal Importance in England and Notable Species in Hampshire. Legally protected species mean those given statutory protection for nature conservation reasons. Specifically, this means those species given protection under the Wildlife and Countryside Act 1981, the Conservation of Habitats and Species Regulations 2010 and the Protection of Badgers Act 1992. Species of Principal Importance in England are those listed under the provisions of Section 41 of the Natural Environment and Rural Communities Act 2006. Notable Species in Hampshire are listed in the Living Landscapes strategy which can be found on the council website www.basingstoke.gov.uk. Special additional legal considerations apply in determining planning applications that affect European Protected Species (i.e. those protected under the Conservation of Habitats and Species Regulations 2010).
- 6.30 It should be noted that adverse effects on nature conservation interests are not necessarily limited to the proposal site. Adjacent land, including that outside the Local Plan boundary, must also be considered.



Implementation and Monitoring

The policy will be implemented through:

- advice on and the determination of relevant planning applications; and
- working in partnership with Natural England, the Hampshire and Isle of Wight Local Nature Partnership and Hampshire Biodiversity Information Centre.

The policy will be monitored against:

- the condition and extent of SSSIs and extent of council-owned SINC's in the borough
- key semi-natural habitat lost to development
- area of habitat creation/restoration associated with new development or on private land through council initiatives
- increase in the area of council open spaces managed for biodiversity interest.

This monitoring will be reported through an annual Living Landscape Update, incorporating outputs from the relevant strategies/action plans above and relevant indicators arising from Biodiversity 2020 (when available).

Policy EM5 – Green Infrastructure

Development proposals will only be permitted where they do not:

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

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

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

- d) Replacement areas will be at least equivalent in terms of quality, quantity and accessibility, and there will be no overall negative impact on the provision of green infrastructure; or
- e) A robust assessment clearly demonstrates that the space is surplus to local requirements and will not be needed in the-long term in accordance with the council's local standards; or



- f) The proposal is for alternative recreational provision which meets evidence of local need in such a way as to outweigh the loss.

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

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

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

6.31 Green infrastructure is a network of green spaces and other environmental features which provides a multi-functional green space resource. For the purposes of the Local Plan, 'multi-functional' green space can be defined as green space which acts as a focus for the community, contributes to community cohesion and development, landscape conservation, biodiversity conservation, visual amenity and tranquillity, environmental sustainability, active and passive recreation, and the local economy. Examples of multi-functional green space provision can include:

- playing fields
- parks and gardens
- areas used for informal recreation
- courtyards and amenity open space in residential developments including incidental areas of green space such as grass verges
- informal provision for children and young people
- allotments and community gardens
- cemeteries and churchyards
- accessible countryside and woodland (e.g. designated under the Countryside and Rights of Way Act)
- Public Rights of Way
- Local nature reserves
- green corridors, and
- river corridors.

6.32 The borough's GI Strategy identifies existing greenspace assets which collectively form a multi-functional system connected by footpaths, cycle ways and bridleways and by features which enable the movement of wildlife. The strategy defines where there are opportunities to improve the network at a strategic level, and how these improvements could potentially be funded and



maintained over the lifetime of the Local Plan. These will be developed in more detail through a number of subsequent action plans.

- 6.33 The council will work in partnership with the local community, developers, landowners, Hampshire and Isle of Wight Wildlife Trust and other organisations to provide, protect, maintain and enhance the borough's network of high quality 'multi-functional' green space. Through this overall approach to green infrastructure the borough will aim to:
- provide, protect and maintain a range of existing green infrastructure assets, ranging from borough-wide to neighbourhood level provision
 - provide opportunities for informal recreation and access to nature within appropriate distance thresholds set out in the council's standards
 - provide high quality safe green routes for pedestrians, cyclists and horse riders linking all accessible green spaces
 - develop an integrated network comprising public and private open space, and public rights of way
 - support biodiversity conservation through the management of existing accessible natural green space and through the restoration and creation of habitats
 - contribute to the conservation and enhancement of local distinctiveness, landscape quality and character, visual amenity and the historic environment including archaeological sites
 - mitigate and adapt to climate change through natural drainage, flood water storage, carbon capture, and pollution and microclimate control.
- 6.34 Basingstoke town is generally well provided for in the amount of green space available and most residents in the town have good access to at least one green space. However, many of these areas are of relatively low value and investment is required to improve their multi-functionality. There are, however, inequalities in terms of quantity, quality and accessibility of green spaces across the borough with certain areas having a deficiency of open space. The council recognises the need to address the quantity of open space through provision of new green spaces to meet local need and also to address quality through the enhancement of low quality existing green spaces. The council will, from time to time, identify specific local areas of open space, which are afforded protection by this policy.
- 6.35 Proposals that would harm the overall green infrastructure network will only be permitted in exceptional circumstances where the negative impact arising from the development can be wholly mitigated. In these circumstances the council will require measures including qualitative, quantitative and accessibility improvements to the overall network and for the residents affected by the development. Off-site provision provided as part of mitigation for the loss of green infrastructure will be expected to contain a similar habitat and have at least the same functional value.
- 6.36 The GI Strategy will define areas to guide and target countryside and management initiatives where biodiversity improvements are likely to have the most beneficial benefits at a landscape scale. These areas include BOAs that

have been identified throughout the south east of England for this purpose, and include areas where there are local opportunities to achieve net gains in biodiversity. In addition, the strategy will identify smaller specific BPAs that are considered to represent the primary areas of priority and opportunity in which the council and its partners will actively pursue the restoration, enhancement and management of habitats as well as buffer and reconnect designated sites.

- 6.37 Where suitable, development proposals will be expected to contribute towards the improvement and enhancement of green infrastructure in accordance with the GI Strategy and associated standards. The council will support opportunities for remedying deficiencies in provision and potential to increase open space provision will be set out in the relevant development brief for the allocated sites. This will ensure that developers can incorporate green infrastructure into development proposals at an early stage.
- 6.38 The GI Strategy also identifies other opportunities for future green infrastructure improvements such as the creation of a country park. Currently there is no country park within the borough. The Manydown Country Park is identified in policy SS3.10 and defined on the Policies Map. Manydown Country Park will become a major green infrastructure asset of approximately 100 hectares serving Basingstoke town and the borough as a whole. It will be a multi-functional space for informal recreation, play, nature conservation, education and land management, with ancillary uses including visitor parking and facilities. A masterplan shall be prepared and approved in advance of implementation and it will be funded through CIL. Connections to surrounding areas, using existing public rights of way and new links via the Manydown development, should ensure safe and convenient accessibility by walking and cycling.
- 6.39 The Leisure and Recreation Needs Assessment (LRNA) (and subsequent updates) includes a comprehensive assessment of the quantity, quality and accessibility of the borough's open spaces. This has been used as a basis for developing locally-derived standards for new provision, in accordance with guidance at a national level. The council's adopted green space, sport and recreation standards are set out in full in appendix 4. This includes an expected quantity standard which all new developments will normally provide, distance thresholds and minimum size thresholds for different green space types.

Implementation and Monitoring

The implementation of this policy will be through:

- Advice on and the determination of relevant planning applications.
- The delivery of the objectives and action plans of the relevant council strategies specifically the Green Infrastructure Strategy.
- Development proposals contributing towards the improvement and enhancement of green infrastructure in accordance with the council's adopted local standards. Opportunities for remedying deficiencies in provision and potential to increase open space provision will be set out in the relevant masterplan or development brief for the allocated sites in order to ensure that



developers can incorporate green infrastructure into development proposals at an early stage.

- Working in partnership with Natural England and the Hampshire and Isle of Wight Local Nature Partnership.

The policy will be monitored against:

- The gains and losses of different types of green spaces (in ha) resulting from development management decisions via the annual monitoring process.
- The implementation and delivery of the Green Infrastructure Strategy and its Action Plan.
- The delivery of provision secured through new development will be actively monitored as appropriate, in line with timescales set out in legal agreements (gains in the amount of open space, amount of developer contributions collected, how monies used off-site etc.).

Policy EM6 - Water Quality

The council will work in partnership²¹ to protect, manage and improve the water quality of the borough's water environment particularly the quality of water bodies which are currently failing to meet the Water Framework Directive (WFD) requirements as set out in the associated River Basin Management Plan (RBMP) documents. In the interests of positively managing the water quality of the borough, new development should incorporate sustainable drainage systems²².

The status of the water environment is monitored as part of RBMPs and the Environment Agency's annual monitoring process, the results of which will be reported through the council's annual monitoring. Should the monitoring indicate that there is likely to be a deterioration in an individual element's band status of the borough's water body(ies)²³; Policy SS4 will prevent further development which exacerbates such deterioration within the relevant catchment and intervention mechanisms will be required to improve the quality of the relevant catchment prior to the release of any further allocated sites or granting of planning permissions.

In order to protect and improve water quality, potentially contaminating development proposals on principal aquifers or within Source Protection Zones will need to demonstrate that groundwater and surface water is adequately protected to prevent a deterioration of water quality and pollution of the water source. Development proposals adjacent to a watercourse will incorporate measures to protect the watercourse in accordance with the Green Infrastructure Strategy and the actions of the River Basin Management Plans.

²¹ With the Environment Agency, Natural England and water companies.

²² The main variables which identify what type of SUD may be appropriate is set out in the council's Strategic Flood Risk Assessment.

²³ From the Baseline position set out in the December 2009 RBMP or any subsequent updates.

- 6.40 Basingstoke and Deane is located within a county that has more river and wetlands sites of national importance for wildlife than any other county in England. Given the importance of the borough's water environment, the council will protect and enhance its quality and supports the River Basin Management Plan objectives for improving the status of the borough's water bodies within the Thames and South Eastern Basins.
- 6.41 The River Loddon is classified as a high quality chalk river, therefore requiring special protection for both water quality and ecology. The Loddon contains many important wetland and floodplain habitats which have been designated as Sites of Importance for Nature Conservation (SINCs) and in part is designated as a Site of Special Scientific Interest (SSSI). It is also subject to the European Union Freshwater Fish Directive, designated as an EU salmonid river that contains BAP habitat.
- 6.42 The Test river valley is an SSSI and subject to an Environmentally Sensitive Area (ESA) scheme to maintain and enhance the landscape and protect archaeological and historical features.
- 6.43 With two distinctive geological areas, the Thames Basin and Hampshire Downs, the north of the borough contrasts strongly with the south. The southern two thirds are dominated by chalk downland, a large proportion of which forms part of the Test and Itchen catchment. The northern part is influenced by deposits of clay and sand and is generally more impermeable, except for the chalk in the River Loddon at Basingstoke and forms part of the River Thames catchment.
- 6.44 The current urban extent of Basingstoke drains to the River Loddon catchment and ultimately into the Thames basin. Foul water from the town drains to these catchments via Basingstoke sewage treatment works which feeds into the upper reaches of the Loddon and smaller settlements via two smaller treatment works, which drain into the Bow Brook, a tributary of the Loddon.
- 6.45 The majority of new growth is focused around the settlement of Basingstoke which drains to the Loddon. The River Basin Management Plan for the Thames basin identifies that the Loddon catchment is currently failing to meet the good ecological status of the Water Framework Directive (WFD). This is primarily due to treated effluent discharges into the River Loddon catchment from the Basingstoke area, and in particular, phosphate discharged from the Sewage Treatment Works. It is however important to recognise that WFD compliance is based on all elements that make the band status of a water body, including biological and physico-chemical.
- 6.46 The modelling in the Phase 2 Water Cycle Study has shown that the impact of additional treated sewage effluent from the allocated sites around Basingstoke is unlikely to cause a deterioration of current physicochemical band status in the River Loddon catchment. Whilst there is confidence that there will be no deterioration in chemical or physicochemical status, there remains a minor risk regarding the impact upon biological and ecological status that may result from



additional developments; this risk will be mitigated through regular monitoring and phasing of development.

- 6.47 Given the need to ensure that proposed growth does not cause harm to the ecology or biological quality of the River Loddon catchment or any other water body in the borough, the Environment Agency's monitoring outcomes will be reported through the annual monitoring process and development will be managed accordingly. River Basin Management Plans are documents that are produced by the Environment Agency and are updated on a six year cycle as follows: 2015, 2021 and 2027. These documents have been produced for, and set out the pressures facing, each river basin including actions to address these pressures and the baseline position for water bodies. The council is committed to supporting the objectives of the Water Framework Directive by working towards the delivery of the actions set out for this council in the relevant River Basin Management Plan(s) and Local Catchment Plans in partnership with the Environment Agency and other organisations.
- 6.48 Strategic development in Bramley, as identified in policy SS5 would drain to the Sheffield-on-Loddon sewage treatment works, which would discharge into Bow Brook which flows into the River Loddon downstream from the Basingstoke sewage treatment works. The Water Cycle Study identifies that additional development draining to this treatment works could have a further impact on the quality of the Loddon Catchment. This will be subject to on-going monitoring.
- 6.49 In respect of the Whitchurch and Overton sewage treatment works, these discharge to the chalk aquifer in the South East River Basin instead of directly into the River Test. Groundwater quality for sites within the Test Catchment is of greater concern compared to surface water quality in the Loddon Catchment. The groundwater body status of the River Test is currently poor and therefore the impact of additional development will need to be managed. Given that the scale of growth over the plan period in Whitchurch and Overton is not as significant as that planned around Basingstoke a separate Water Cycle Study has not been carried out.
- 6.50 The use of sustainable drainage systems can also help improve water quality as any pollutants are reduced - including metals and hydrocarbons from roads and car parks. Water entering a local watercourse or groundwater body is cleaner as a result, and less harmful to wildlife habitats. The use of such systems is encouraged in Policy EM6 and Policy EM7 in the interests of improving water quality in the borough.
- 6.51 The chalk aquifer (a principal aquifer) underlies much of the borough and is vulnerable to contamination. Of note is the groundwater body, known as the Basingstoke Chalk, which is currently failing to meet its WFD chemical status and is at risk from diffuse sources of pollution. The council, in consultation with the Environment Agency will need to be satisfied that the risks associated with development proposals within the principal aquifer or Groundwater Source Protection Zones has been evaluated and adequate protection measures put in place for sites that are at risk of contamination, given that contaminants could



leach into the water source. The Environment Agency Source Protection Zones I, II and III are shown on the Policies Map.

Implementation and Monitoring

The policy will be implemented through:

- partnership working with the Environment Agency, Water Companies and Natural England, and

The policy will be monitored by:

- the Environment Agency, water companies and the council through a detailed monitoring plan to ensure compliance with the Water Framework Directive and the relevant River Basin Management Plans
- reporting of the annual monitoring undertaken by the Environment Agency, and
- updates to the Strategic Flood Risk Assessment.

Policy EM7 – Managing Flood Risk

The sequential approach to development, as set out in national guidance, will be applied across the borough, taking into account all other sources of flooding as contained within the council's Strategic Flood Risk Assessment (SFRA). Development within areas of flood risk from any source of flooding²⁴, will only be acceptable if it is clearly demonstrated that it is appropriate at that location, and that there are no suitable available alternative sites at a lower flood risk. Development proposed in an area at risk of flooding will be required:

- a) To be supported by a Flood Risk Assessment²⁵ (FRA) (subject to the triggers set out below);
- b) To clearly demonstrate that the benefits of the development to the community, outweigh the risk of flooding when applying the sequential test and exception test (where required);
- c) When applying the sequential test, to clearly demonstrate that the impacts of climate change are taken into account as identified in the SFRA;
- d) To provide a safe access and egress route up to a 1 in 100 year event plus climate change; and
- e) To attenuate surface water run-off so that the run-off rate is no greater than the run-off prior to development taking place or, if the site is previously developed, development actively reduces run-off rates and volumes.

The triggers for a FRA are:

²⁴ Flood zone 2 and/or 3, an area that has experienced localised or ground water flooding, at risk of future surface water flooding, at risk of sewer flooding or a site within or upstream of a Critical Drainage Area.

²⁵ The minimum requirements for a FRA are set out in the council's SFRA and any subsequently updated version in addition to national advice.



- All sites of 1 ha or more in Flood Zone 1;
- All Sites in Flood Zone 2 or 3;
- Sites that have a record of localised or groundwater flooding from the SFRA;
- Sites in critical drainage areas and upstream of critical drainage areas²⁶.

All planning applications for major development are required to ensure that sustainable drainage systems are used for the management of surface water unless demonstrated to be inappropriate. All new developments in areas at risk of flooding must give priority to the use of sustainable drainage systems.

- 6.52 Analyses of the flood zones within the borough, undertaken as part of the SFRA, indicate that about 2.8% of the borough is within the floodplain (i.e. within the areas covered by Flood Zones 2, 3a and 3b).
- 6.53 For all new development, the sequential approach has to be followed in accordance with national guidance. All new developments will be required to manage surface water run-off as part of an overall strategy demonstrating that for developments on Greenfield sites, Greenfield run-off rates can be met and if the site is previously developed that the development reduces run-off rates.
- 6.54 Windfall development proposed in areas of high flood risk will only be acceptable if it can be demonstrated sequentially that there are no preferable sites in areas at lower risk, development would not increase the risk of flooding elsewhere and that the sequential approach to site layout has been followed. Where developments provide sustainability benefits to the community, for example the provision of affordable housing on a rural exception site, this benefit may outweigh the risk of flooding when applying the sequential test. Each case would however be considered on its own merits and would be balanced against the specific flood risks associated with the location and vulnerability of the proposed development. Depending on the vulnerability of the proposed use, the exception test may also need to be met.
- 6.55 National guidance requires the submission of a FRA for all sites in Flood Zone 2 and 3 and for all sites greater than 1 hectare within Flood Zone 1. Applicants are advised to refer to the requirements of national guidance and general standing advice for developers/applicants in this regard.
- 6.56 For all other proposed developments located in Flood Zone 1 an FRA is not normally required, however, exceptions are recommended for those locations where a new development is likely to overload the capacity of the existing drainage system. These areas have been identified in the SFRA as 'critical drainage areas' and are highlighted in the SFRA Flood Maps. Areas which drain into the 'critical drainage areas' have also been identified as part of this study as 'upstream critical drainage areas' and are also highlighted in the SFRA Flood Maps. The SFRA also identifies locations that have experienced localised or groundwater flooding and it is expected that an FRA will also be provided for development in these locations.

²⁶ These CDAs are not CDAs 'as notified to the LPA by the Environment Agency' as defined in the NPPF.

- 6.57 The content of the FRA will vary depending on the scale and nature of the development, and the source of the flooding, and can range from a brief report to a more detailed assessment.
- 6.58 All greenfield site allocations will be required to manage surface water run-off as part of an overall strategy demonstrating that surface water is attenuated to that of Greenfield run-off rates. Sustainable drainage systems can help to reduce the overall amount of rainfall being discharged to the drainage system from new development and help to reduce surface water flooding risks. The government has published guidance on technical standards relating to the design, construction, operation and maintenance of sustainable drainage systems. In considering planning applications, the local planning authority will consult the Lead Local Flood Authority (Hampshire County Council) on the management of surface water including on sustainable drainage systems.
- 6.59 This policy aims to achieve a planning solution to flood risk management wherever possible, steering vulnerable development away from areas affected by flooding. Where there is no alternative to development being located in an area at risk of flooding, the policy sets out specific requirements to minimise the risk.

Implementation and Monitoring

The policy will be implemented through:

- advice on and the determination of planning applications by the council, the Environment Agency and the Lead Local Flood Authority (LLFA).

The policy will be monitored through:

- working in partnership with the Environment Agency, Water Companies, Natural England and the Lead Local Flood Authority (LLFA)
- annual monitoring; and
- updates to the SFRA
- the council Surface Water Management Plan.

Climate Change

- 6.60 The UK is committed to meeting carbon reduction targets set out by the European Commission in the EU Renewable Energy Target, which requires a 20% reduction in CO₂ associated with electricity, heating and transport through conversion to renewable energy sources by 2020. The council has signed up to the Climate Local Commitment and is committed to delivering the UK Climate Change Programme. The council's Climate Change Strategy commits to matching the following national targets:
- carbon reductions of 34% by 2020 and 80% by 2050 (from 1990 levels); and



- the provision of 15% of energy demand from renewable sources by 2020.
- 6.61 A North Hampshire Renewable Energy and Low Carbon Development Study has been produced on behalf of Basingstoke and Deane, Hart and Rushmoor Councils. The study considers the energy demand from the current and future built environment, the low carbon and renewable energy potential across North Hampshire, and the delivery mechanisms for carbon dioxide reduction.
- 6.62 The study also suggests that there is wide scope and scale of potential for developing different renewable energy sources across North Hampshire.
- 6.63 The south east of England is recognised as being ‘water-stressed’, and the borough’s Water Cycle Study concluded that new development should have increased water efficiency standards in order to manage demand on the water environment. Furthermore, reductions in water demand equate to reductions in energy requirements and therefore carbon emissions, and may reduce the need for additional or upgraded infrastructure. The implementation of increased water efficiency standards not only benefit environmental water resources but can have positive cost implications, both carbon and financial.
- 6.64 Proposed changes in the Building Regulations are expected throughout the life of the plan that will likely result in tighter standards for CO2 emissions. The council will support proposals which exceed current Building Regulations.

Policy EM8 – Commercial Renewable/Low Carbon Energy Generation

Development proposals for the commercial generation of energy from renewable and low carbon resources (excluding wind turbines) will be permitted unless there are adverse environmental, economic or social impacts, including any long-term and cumulative adverse impacts which are not outweighed by the benefits.

This includes development and the use of renewable/low carbon energy which will contribute towards the delivery of the Energy Opportunities Plan²⁷ (and any subsequent updates).

Impacts include air quality and emissions, biodiversity and geological conservation, high grade agricultural land, flood risk, the historic environment including heritage assets, the landscape and visual appearance, traffic generation, the local highway network and water quality. Impacts also take into account the use of Greenfield land versus previously developed land.

The council will take a strategic view of applications, to avoid clusters where inappropriate.

Proposals will need to demonstrate their links to the existing infrastructure, such as the road network or national grid.

²⁷ Energy Opportunities Plan, as set out in the North Hampshire Renewable Energy and Low Carbon Development Study (2010).

- 6.65 An Energy Opportunities Plan, set out in the North Hampshire Renewable Energy and Low Carbon Development Study, demonstrates and focuses opportunities for low carbon energy, including wind power, photovoltaic solar power, biomass for direct combustion and anaerobic digestion, and district heating with CHP. The constraints and opportunities that have been taken into account in the development of this Energy Opportunities Plan are also set out in the Study, together with further criteria that will need to be taken into account in detailed feasibility studies.
- 6.66 Significant local renewable resource potential has been identified across the borough, Basingstoke and Deane's Energy Opportunities Plan indicates potential locations where these could be viable.
- 6.67 Development proposals should take account of the opportunities shown on the Energy Opportunities Plan, though it does not preclude the use of other locations or technologies.
- 6.68 Policy EM8 will apply to all types of renewable and low carbon technology, with the exception of wind turbines. Wind turbine proposals will be considered against relevant national policy and guidance including the Government's Written Ministerial Statement (WMS) on this issue, made on 18 June 2015. The Written Ministerial Statement advises that local planning authorities should only grant planning permission for wind energy development involving one or more wind turbines if the proposed development site is in an area identified as suitable for wind energy development in a subsequent Local or Neighbourhood Plan; and, following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and consequently has their backing. Whether the proposal has the backing of the affected local community is a planning judgment for the Local Planning Authority. The identification of areas suitable for wind energy development will be considered through the Allocations and Settlement Policy Boundary DPD. In the meantime, wind turbine proposals will be considered against the WMS.
- 6.69 All proposals will be considered on their individual merits with regard to scale, location, technology type, long term and cumulative adverse impacts. Unacceptable impacts on quality of life, landscape, wildlife, heritage assets and amenity must be avoided. Long term impacts could include the deterioration of the landscape quality. To avoid such impacts the council will require that provision is made for the removal of the facilities and reinstatement of the site should it cease to be operational.
- 6.70 Any proposals that would affect the North Wessex Downs AONB should take account of the North Wessex Downs AONB Management Plan, the Study of Landscape Sensitivities and Constraints to Wind Turbine Developments (2006) and the North Wessex Downs AONB Position Statement on renewable energy (2012).



Implementation and Monitoring

The policy will be implemented through:

- advice on and the determination of planning applications.

The policy will be monitored through:

- the annual collection of information on the installation of renewable and low carbon technology.

Policy EM9 – Sustainable Water Use

Development will be permitted provided that:

- a) New homes (including replacement dwellings) meet a water efficiency standard of 110 litres or less per person per day;
- b) New non-residential development of 1000sqm gross floor area or more meet the BREEAM 'excellent' standards for water consumption.

The above applies unless it can be clearly demonstrated that it would not be feasible on technical or viability grounds.

Compliance with the BREEAM requirement will need to be demonstrated through the submission of a post construction BREEAM certificate as appropriate.

Where new national standards exceed those set out above, the national standards will take precedence.

6.71 Climate Change has been identified as a key issue in the borough, particularly with regards to water resource issues. As set out in government guidance, Basingstoke and Deane Borough Council has the option to set additional technical requirements in their Local Plan on exceeding the minimum standard (125 litres per person per day) required by Building Regulations in respect of water efficiency. The tighter Building Regulations optional requirement is 110 litres per person per day which includes a fixed factor of water for outdoor use of 5 litres per person per day. There is a clear local need for this requirement for new dwellings.

6.72 The North Hampshire Renewable Energy and Low Carbon Development Study encourages water efficient developments, and these should be able to be achieved without significantly onerous capital costs. The council's Water Cycle Study (October 2009) concluded that 'the region is water stressed', and recommended firm implementation of the water efficiency standards in order to manage demand on the water environment. The Environment Agency Water Stressed Areas Classification (2013) identifies that the water company areas for Southern Water, South East Water and Thames Water, who all supply water in

the borough, are all seriously water stressed. Areas of serious water stress are those where household demand for water is (or is likely to be) a high proportion of the current effective rainfall available to meet that demand.

- 6.73 Catchment Abstraction Management Strategies (CAMS) should also be referred to when addressing sustainable water use. CAMS set out local water resource availability and the wider water situation, including the pressures facing the region.
- 6.74 Over the life of the plan it is likely that higher standards of sustainable construction will become viable.
- 6.75 A Construction Statement will need to be submitted with development proposals to demonstrate that the policy requirements can be achieved.

Implementation and Monitoring

The policy will be implemented in line with the guidance set out in the Design and Sustainability SPD, which will be updated as necessary. This includes:

- use of planning conditions
- advice on and the determination of planning applications.

The policy will be monitored through ensuring submission of post-construction BREEAM certificates and annual monitoring.

The Built Environment

- 6.76 The different towns, villages and hamlets of the borough all have a distinctive character which is fundamental to creating a 'sense of place' and contributing towards the quality of life enjoyed by their residents and visitors. Significant variations in building types and designs reflect the diversity of the urban and rural areas and the manner in which the settlements have developed, varying from modern and innovative architecture to more traditional building styles. Basingstoke town has seen several phases of growth, growing substantially in the 1960's when the town was selected to re-house large numbers of people from the London area, and continuing to grow in recent years, with developments such as Hatch Warren and Chineham. As a result the design and architecture of the town reflects the period when it was built, with variations in the appearance of homes, and characteristics such as plot sizes and car parking provision.
- 6.77 The Local Plan provides a framework for securing high quality design both in new developments but also aids in the transformation of environments that have become run down and are lacking in distinctiveness, improving the image of the town for the benefit of residents.



6.78 The borough's historic environment is an important asset forming a vital part of the area's character and local distinctiveness. Heritage assets are highly valued for the positive contribution they make not only to our sense of place and community and our cultural life but also to attracting inward investment and tourism and enhancing the attractive image of the borough. The high quality of the borough's heritage assets is reflected in the large number of designations, with over 40 conservation areas, over 1,800 Listed Buildings, 148 Scheduled Monuments and 10 registered Historic Parks and Gardens. There are also over 600 Locally Listed Buildings and 87 parks/gardens of local architectural or historic interest and importance not currently considered to be of sufficient interest to merit statutory Listing. Such sites are highly valued by their local community and add greatly to the local distinctiveness and character of the area. The Local List has been drawn up in partnership with parish and town councils and local heritage groups across the borough. A copy of the Local List can be viewed on the council website and a paper copy can be viewed at the council's Civic Offices.

Policy EM10 - Delivering High Quality Development

All development proposals will be of high quality, based upon a robust design-led approach.

1. Development proposals (excluding household extensions²⁸) will be permitted where they:
 - a) Contribute to the provision of neighbourhoods and places for work and leisure that are well connected, accessible, safe, easy for people to find their way around and, function well in practical terms;
 - b) Are accessible to all and promote buildings that are durable, adaptable and able to respond to changing social, environmental, technological and economic conditions;
 - c) Positively contribute to the appearance and use of streets and other public spaces;
 - d) Promote the efficient use of land and achieve appropriate housing densities which respond to the local context, as informed by community documents²⁹, and which take into account the urban, suburban or rural location of the site;
 - e) Provide a co-ordinated and comprehensive scheme that does not prejudice the future development or design of adjoining sites; and
 - f) Minimise energy consumption through sustainable approaches to design.
2. All development proposals will be required to respect the local environment and amenities of neighbouring properties in accordance with the principles set out below. Development proposals will be permitted where they:
 - a) Positively contribute to local distinctiveness, the sense of place and the existing street scene, taking into account all relevant SPDs and community documents

²⁸ Extensions to residential properties will be assessed using the criteria in list 2 of this policy.

²⁹ Community documents include, for example, Village Design Statements, Community Plans, Neighbourhood Plans and Orders, Urban Character Studies and Conservation Area Appraisals.

- that identify the local character and distinctiveness of an area which is valued by local communities, whilst allowing for innovation where appropriate;
- b) Provide a high quality of amenity for occupants of developments and neighbouring properties, having regard to such issues as overlooking, access to natural light, outlook and amenity space, in accordance with the Design and Sustainability SPD;
 - c) Have due regard to the density, scale, layout, appearance, architectural detailing, materials and history of the surrounding area, and the relationship to neighbouring buildings, landscape features and heritage assets;
 - d) Are visually attractive as a result of good architecture;
 - e) Provide appropriate parking provision (including bicycle storage), in terms of amount, design, layout and location, in accordance with the adopted parking standards; and
 - f) Provide appropriate internal and external waste and recycling storage areas and accessible collection points for refuse vehicles, in accordance with the Design and Sustainability SPD, in order to promote effective recycling and disposal of household and commercial waste.

- 6.79 This policy seeks to achieve high quality development across the borough, based upon a robust design-led process and a clear understanding of the local identity and context of development and the contribution better design can make to the creation of successful, inviting places where people want to live, work and enjoy themselves.
- 6.80 The borough contains a wide variety of settlements that vary in size, character, and the role that they play in the local area. The town of Basingstoke contains a vast array of different architectural styles from medieval almshouses to modern landmark office developments. This provides the challenge of responding to the very different design needs of rural and urban areas in terms of density, building styles and materials and highlights the need for a real understanding of the surroundings, local context and character before the design process begins. All future development will be expected to be of the highest quality and design, and respond positively to the local context. The council encourages creative and innovative design where appropriate.
- 6.81 The different towns, villages and landscapes of the borough have a distinctive character. This local distinctiveness of the landscape and built environment is fundamental to creating a 'sense of place' and makes an important contribution to the quality of life enjoyed by the borough's residents and visitors. Developments should positively contribute to this local distinctiveness and sense of place, taking into account the Design and Sustainability SPD, along with designations and locally produced documents that identify the local character and distinctiveness of an area that are valued by local communities.
- 6.82 Future development will assist in the transformation and regeneration of areas such as Basing View and some housing estates to provide them with locally distinctive, high quality environments.



- 6.83 Residential developments will be expected to provide a high quality of amenity for their occupants, including sufficient internal space and external amenity space. Further guidance is provided within the Design and Sustainability SPD including guidance on the subdivision of dwellings and Houses in Multiple Occupancy (HMOs).
- 6.84 Good design relates not only to the appearance of a development but also how well it works in practical terms. Streets and other public spaces must be easy for people to find their way around, stimulating, with high quality street furniture providing a safe environment, in accordance with Secured by Design principles³⁰. Development should also contribute to providing attractive public areas that promote biodiversity and healthy lifestyles. Development should be flexible, accessible to all and should be able to respond to the challenges of climate change. Residential development should be built to a standard capable of adaptation to enable people to remain in their homes until old age.
- 6.85 Proposals for new development, including the construction of new buildings and the redevelopment and refurbishment of existing buildings (with the exception of householder extensions), shall be designed to minimise energy consumption. This requirement encompasses landform, landscaping, as well as layout, design, orientation, massing and materials. These requirements need to respect the local context and any relevant heritage assets. This approach prioritises 'passive' solutions in the form of measures such as high standards of insulation, air-tightness and appropriate orientation. However, as part of the council's positive strategy to promote energy from renewable and low carbon sources, new development should also be designed to facilitate the incorporation of renewable or low carbon technologies.
- 6.86 Developers should engage early and meaningfully with the local community and their representatives including councillors, where appropriate, in accordance with the guidelines set out in the council's Statement of Community Involvement³¹. Consultation prior to the submission of an application is a valuable and effective exercise in informing and achieving good design. When putting forward development proposals applicants are expected to explain, through an accompanying Design and Access Statement (when required) how they have taken a design-led approach in accordance with the principles set out in this policy and other relevant council design guidance. Other design guidance includes the Design and Sustainability SPD and its appendices as well as community led planning documents, such as Village Design Statements and Neighbourhood Plans. These community led documents describe the distinctive character of an area and set out design principles to demonstrate how local character can be protected and enhanced.

³⁰ Secured by Design is a Government-backed document, produced by ACPO, which explains how the design of development can reduce opportunities for crime.

³¹ The Statement of Community Involvement (SCI) is produced by Basingstoke and Deane Borough Council and sets out the process for community engagement.

Implementation and Monitoring

The policy will be implemented through:

- advice on and the determination of planning applications
- design based guidance set out in the Design and Sustainability SPD and other documents such as masterplans, planning briefs and design briefs
- local design advice arrangements providing independent advice on development proposals.

The policy will be monitored through:

- Building for Life assessments.

Building for Life is a government endorsed method of assessing residential design quality, developed by CABE at the Design Council, Design for Homes and the Home Builders Federation. This provides a method against which to assess schemes and to see how effectively this policy is being applied by the council.

Policy EM11 – The Historic Environment

All development must conserve or enhance the quality of the borough's heritage assets³² in a manner appropriate to their significance.

Development proposals which would affect designated or non-designated heritage assets will be permitted where they:

- a) Demonstrate a thorough understanding of the significance of the heritage asset and its setting, how this has informed the proposed development, and how the proposal would impact on the asset's significance. This will be proportionate to the importance of the heritage asset and the potential impact of the proposal;
- b) Ensure that extensions and/or alterations respect the historic form, setting, fabric and any other aspects that contribute to the significance of the host building;
- c) Demonstrate a thorough understanding of the significance, character and setting of conservation areas and how this has informed proposals, to achieve high quality new design which is respectful of historic interest and local character;
- d) Conserve or enhance the quality, distinctiveness and character of heritage assets by ensuring the use of appropriate materials, design and detailing; and
- e) Retain the significance and character of historic buildings when considering alternative uses and make sensitive use of redundant historic assets.

³² Heritage assets include designated and non-designated heritage assets. Designated heritage assets include Scheduled Monuments, Listed Buildings, Registered Parks and Gardens or Conservation Areas designated under the relevant legislation. Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets, although they may be identified as having local importance. In some instances non-designated assets, particularly archaeological remains, may be of equivalent significance to designated assets, despite not yet having been formally designated.



- 6.87 The council will seek to conserve the heritage assets of the borough for their historic significance and their important contribution to local distinctiveness, character and sense of place. The historic environment is a finite and non-renewable resource requiring careful management. Population growth and development will place greater demands on the historic environment and it is therefore essential that development is managed to maintain our heritage assets for future generations, and to ensure that development proposals are well designed and do not detract from existing local characteristics and built form that make a positive contribution to the area.
- 6.88 In managing the historic environment, the first presumption is that heritage assets will be conserved and enhanced in a manner appropriate to their significance. In some cases, an alternative use may be more appropriate in the interests of securing the long-term conservation of an asset. In accordance with national guidance, weight will be attached to the benefits of ensuring a viable use of the heritage asset when making a balanced assessment of such development proposals. Where a host building is identified as a heritage asset, it is important to recognise that, whilst 'host' refers to the building that currently exists, in many cases the host building will have been subject to changes over time. In assessing proposals to extend or alter the host building, it will be necessary to take into account the evolution of the building in relation to its original form and character.
- 6.89 In addition to statutory designations, there are a number of non-designated heritage assets across the borough, including historic buildings, archaeological sites and historic landscapes that do not currently have statutory protection. However, despite the absence of designation such assets still have heritage interest and are thus a material planning consideration when relevant planning applications are determined.
- 6.90 In the case of archaeological sites, applicants for planning permission will need to demonstrate that any development which may impact on designated heritage assets has been sensitively located and designed, and that appropriate provision has been made for ensuring the preservation in situ and on-going management, conservation and protection of (whether above or below ground) the heritage asset (satisfying this requirement includes the submission of an appropriate desk based assessment of the heritage asset, and where necessary, a field evaluation). Development proposals which may affect archaeological sites considered to be non-designated heritage assets shall be informed by an appropriate desk-based assessment (and where necessary a field evaluation), and the findings of this assessment will be a material consideration which informs the determination of the planning application.
- 6.91 Where the local planning authority is satisfied that the preservation in situ of archaeological remains is not possible or desirable, the applicant will need to demonstrate that satisfactory provision has been made for a programme of archaeological investigation, excavation and recording before, or during, development and for the subsequent publication of any findings, where appropriate.

- 6.92 Where development may affect a heritage asset, applicants will be required to demonstrate a full understanding of its significance and will be expected to address this through the pre-application discussion process. Relevant sources and guidance, including Conservation Area Appraisals, Conservation Area Management Plans, Community Plans, Neighbourhood Plans and Orders, Urban Character Assessments and the Historic Environment Record, along with any subsequent updates, must be utilised.
- 6.93 The council has and will continue to pursue a proactive approach to the conservation and enhancement of the borough's historic environment. This approach will include the production of a programme for the review of the existing conservation area appraisals and the production of management plans and any other necessary studies and strategies to support the conservation, maintenance and enhancement of the borough's heritage assets. This process will also encompass seeking to identify and facilitate opportunities for the enhancement of conservation areas and the setting of heritage assets which would better reveal their significance.
- 6.94 In addition to the general approach set out above, an important strategic priority for the council is the enhancement of the Top of the Town area which is located within the Basingstoke Town Conservation Area. The council will proactively seek to achieve improvements of this part of Basingstoke in order to ensure that this area fulfils its potential for enhancement of the conservation area. The council will also proactively work towards establishing an effective management plan for the Top of the Town area.
- 6.95 The council will promote and develop the Historic Environment Record (a series of linked computer databases that hold information on known archaeological sites, finds, landscapes, buildings and other aspects of the historic environment) by working in partnership with Hampshire County Council to ensure that there is a suitable evidence base upon which to base decision making at all levels. In addition, the council will continue to list locally significant buildings in order to positively identify non-designated heritage assets.
- 6.96 The council will proactively seek to reduce the number of heritage assets currently on the national and local Heritage at Risk Registers and seek to avoid assets becoming 'at risk' in the future. The registers will be regularly reviewed and appropriate action will be taken by the council to safeguard buildings most at risk. Where evidence of neglect is reported, or becomes apparent during the course of planning or listed building applications, the council will make contact with owners to draw their attention to the risks to their property, suggest appropriate measures and find out their plans for maintenance and reuse. The council will also work proactively with owners in order to establish an appropriate use for any heritage asset at risk. The council will seek to facilitate the bringing back into use of any vacant heritage assets (listed buildings and buildings in conservation areas), in order to minimise future risks to the significance of the building, including through its programme aimed at bringing back into use empty homes. If necessary, as a last resort, the council may use its legal powers to



secure the future of a heritage asset. A record of other heritage assets at risk, such as archaeological sites, conservation areas, registered parks and gardens will be kept, with due regard to the Heritage at Risk programme devised by Historic England.

- 6.97 In pursuing the aims set out above, the council will have regard to the use of urgent works/repair notices as set out in the Planning (Listed Building and Conservation Area Act) 1990 and the powers of maintenance under Sections 77 or 79 of the Building Act (1984) as well as the use of a Section 215 Notice under the Town and Country Planning Act 1990 (as amended). In taking forward any action, the council will also have regard to the advice set out by Historic England.

Implementation and Monitoring

The policy will be implemented through:

- advice on and the determination of planning applications
- guidance set out in Conservation Area Appraisals, Conservation Area Management Plans, Community Plans, Neighbourhood Plans and Orders, Urban Character Assessments and the Historic Environment Record, Including through the updating of such documents
- making Article 4 Directions where this is deemed to be appropriate in order to ensure the proper conservation of heritage assets.

The policy will be monitored through:

- the objectives and management plans of the relevant documents, as set out in the text of the policy.

Policy EM12 - Pollution

Development will be permitted provided that it does not result in pollution³³ which is detrimental to quality of life³⁴, or poses unacceptable risks to health or the natural environment.

Development that would result in unavoidable pollution will only be permitted where measures to adequately mitigate these polluting effects can be implemented.

Development which is sensitive³⁵ to pollution will only be permitted where:

- a) There would be no detrimental impact on quality of life as a result of existing, historic, or nearby land uses and activities; and

³³ Pollution is defined as anything that affects the quality of land, air, water or soil, which might lead to an adverse impact on human health, the natural environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light (NPPF Glossary).

³⁴ This refers to those impacts which cannot be measured by health impacts. An example of this would include a reduction in the quality of residential amenity due to external factors e.g. unacceptable increases in noise levels.

³⁵ This includes housing, hospitals, schools, residential care and nursing homes, parks and recreational spaces.

- b) It would not lead to unacceptable risks to human health or the natural environment, as a result of existing, historic, or nearby land uses and activities; or
- c) Adequate remedial or mitigation measures are proposed and can be implemented.

6.98 Pollution can be a significant consideration with regard to new development, whether it is pollution that may arise from the proposed development, or development which is sensitive to pollution. The consequences of pollution in these scenarios is that harm to human health or quality of life may arise if there is exposure to it.

6.99 The purpose of this policy is to ensure that where pollution is a reasonably foreseeable consideration, the approach to investigating these concerns is consistent. Where there is likely to be some pollution related impact, quantifying this is vital to determining whether or not proposed development could be acceptable or not, or how it may impact the design of the scheme.

6.100 In assessing and considering the acceptability of proposed development, and where pollution would be caused by the development, or where the development would be sensitive to pollution, all information relating to the likely impacts should accompany any application for development. The absence of sufficient supporting information may lead to an application being refused.

Noise

6.101 Noise sources that are often relevant to development proposals and subsequent impact may include, traffic (road, rail and air), the use of mechanical (fixed or mobile) plant associated with industrial, commercial activities and premises, or other miscellaneous noise sources e.g. associated with an industrial activity. Should development give rise to, or be sensitive to, noise from one or more of the examples noted above, its impact must be assessed in line with current recognised methods and guidance.

Air Quality

6.102 Concerns surrounding air quality and its potential impact on health primarily stem from situations where proposed development would be located near busy and congested roads. However, it also relates to situations where odour is associated with particular commercial, industrial, agricultural or sewage related activities which may affect quality of life.

6.103 In assessing the potential impact of air quality on development, or on air quality from development, developers must consider whether their proposal would introduce a sensitive use to an area of poor air quality, or whether their proposal would lead to deterioration in air quality.



Contaminated Land

- 6.104 Ground contamination becomes a material consideration when proposed development may contribute to, or expose receptors³⁶ to, unacceptable levels of contamination which gives rise to risks to health or other adverse impacts. Contamination may exist due to past uses of the land, and it is vital that these do not impact upon receptors.
- 6.105 Where a site is affected by contamination the responsibility for securing a safe development rests with the developer/land owner. Where there is a known historic use which is likely to have led to ground contamination, a staged investigation of the degree and likely impact of any contamination will be required upon submission of a development proposal. Ground contamination is not restricted to sites where there has been an obvious and potentially contaminating land use in the past. Often on sites that appear, or are thought to have had no particular historic use, contamination can be present.
- 6.106 Where any proposed development introduces a sensitive³⁶ use to a development site, whether or not there has been a previous land use, in the first instance a Phase 1 desk top study and site reconnaissance will normally be required.

Light Pollution

- 6.107 Artificial lighting schemes whether proposed or existing are a consideration for new or existing residential development and can often give rise to unwanted impact (such as on local amenity, intrinsically dark landscape and nature conservation) and in the worst cases statutory nuisance. Schemes which propose the above will have to consider the potential impact in line with recognised industry methods, and should conform to the recognised guides.

Implementation and Monitoring

The policy will be implemented by:

- advice on and the determination of planning applications by the local planning authority and the Environment Agency.

The policy will be monitored by:

- working in partnership with the Environment Agency
- annual monitoring.

³⁶ A "receptor" is something that could be adversely affected by a contaminant, for example a person, an organism, an ecosystem, property, or controlled waters. (DEFRA, 2012).

7. Economic Development

- 7.1 The aim of the Local Plan is to maintain and enhance the borough's position as a prosperous economic centre which is vital in ensuring that the borough is a good place to live, work and visit.
- 7.2 To achieve this, the following economic policies aim to:
- enhance existing and enable the provision of new high quality employment space
 - direct new employment provision to the appropriate locations;
 - support key employment sectors
 - protect and enhance the role, vitality and vibrancy of the borough's town, district and local centres
 - enable proposals for farm diversification and rural tourism which support economic development in the borough's smaller settlements and countryside.
- 7.3 It provides a planning framework to help retain current levels of economic activity and productivity and help provide the built infrastructure to enable sustainable economic growth. In doing so it will help ensure Basingstoke remains 'open for business' and supports the needs of businesses across the borough.
- The policies within this chapter will therefore set the framework for achieving the following objectives: A (sustainable growth); B (sustainable transport); D (attractiveness to workers, residents and visitors); E (thriving rural economy); G (delivery of infrastructure); I (regeneration).**
- 7.4 Sustainable economic development is a key element of national planning policy. Historically, Basingstoke's economy has been very successful based on its location and the diversity of the sectors present. The borough has a strong and diverse economy with a good balance of businesses in knowledge based sectors (including advanced manufacturing and ICT), financial/business services, logistics/distribution and environmental technologies. This is combined with a diverse rural economy including food production, equestrian related businesses and rural crafts. A key objective of the council is to maintain and where possible enhance this economic diversity.
- 7.5 The Local Plan includes a job target range of between 450-700 net new jobs per annum which sets out the likely job growth in the borough during the plan period and sets the economic context against which the housing provision is set. The range is based upon past trends, future job modelling and labour supply information and the Employment Land Review provides a detailed evidence base for this range.
- 7.6 As well as supporting existing business to innovate/grow and encouraging the formation of new businesses, an important element of the sustainable economic



development of the borough is attracting new investment, both in the form of new businesses moving in and investment in the physical (including fibre optic broadband and mobile telecommunications) and social infrastructure (education and training).

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

Office

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

Industrial/storage and distribution

- Basingstoke town is an important commercial centre in Hampshire with a large concentration of industrial and storage and distribution floorspace.



- The industrial commercial property market in the borough functions well with a vacancy rate of 8 percent. This is within the thresholds for a functioning property market.
- There is a need to maintain a supply of good quality and affordable start up units.
- Market signals indicate that there is demand for land for new industrial and storage and distribution premises in the borough from potential inward investors, though with a clear emphasis on storage and distribution.
- The proximity of Basingstoke town to the south coast and strategic road network makes it particularly appealing for storage and distribution use. Over the plan period the borough will require up to 122,000 sqm of storage and distribution floorspace to meet future needs. The report identifies that there is a shortfall of land for storage and distribution uses in the borough and suggests that the council explore opportunities for allocating new employment sites. There is a lack of medium sized sites available for storage and distribution.
- Land currently designated for industrial and storage and distribution uses should be protected, subject to viability. Providing a new site or sites for storage and distribution uses would provide flexibility and allow a rapid response to changes in economic circumstances.

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

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

Policy EP1 – Economic Growth and Investment

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

Inward investment and the growth and retention of existing business will be enabled by:

- a) Protecting strategic employment sites for employment use (B-class) and enabling the regeneration / redevelopment of these sites for employment uses;
- b) Allocating a new employment site or sites for storage and distribution uses in a subsequent Development Plan Document;



- c) Permitting employment uses at the strategic housing sites detailed in Policies SS3.10 and 3.11 where the employment use is of a scale and type appropriate to the sites location and where they will contribute to the creation of a sustainable mixed use community

Opportunities to develop the following key employment sectors will be supported:

- d) Specialist/advanced manufacturing (including research and development)
- e) Financial and business services in Basingstoke town centre and the established office locations of Basing View, Chineham Business Park (including Hampshire International Business Park) and Viables.
- f) Storage and distribution in suitable locations.

Development proposals for storage and distribution floorspace, outside of the existing Strategic Employment Areas, which come forward in advance of a subsequent DPD, will be permitted which are:

- g) Able to successfully mitigate the landscape impact, which will include the provision of sufficient space for appropriate soft landscaping/green infrastructure, appropriate location of development within the site, and utilise a design, and layout of built form and use of materials in order to ensure that any landscape impacts are minimised;
- h) Compatible with any neighbouring uses, including residential properties;
- i) For the provision of high quality floorspace;
- j) Well related to the strategic road network and easily accessible for HGV's;
- k) Capable of being provided without having a severe highways impact;
- l) Able to successfully mitigate the impact of the development on the character of nearby settlements; and
- m) Able to demonstrate there is a proven need for the floorspace proposed.

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

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

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

- 7.14 The ELR suggests that the existing Strategic Employment Areas are unlikely to be able to accommodate all of the borough's requirements for new storage and distribution floorspace over the plan period. Therefore, the council will make provision for additional storage and distribution floorspace through a subsequent DPD. Planning applications for additional storage and distribution floorspace, which come forward in advance of a subsequent DPD, will be assessed against the requirements set out in policy EP1, as well as all other relevant policies.
- 7.15 The stipulations set out in the policy respond to the specific planning issues associated with the provision of storage and distribution facilities. The nature of modern storage and distribution facilities are generally likely to result in some adverse impacts on local landscape character and visual amenity. It will be important to locate any built form within parts of the site that will minimise these impacts. The sympathetic design of built form, layout and materials used will also assist in minimising impacts on the local area. The size and scale of modern storage and distribution facilities will also generally require extensive soft landscaping/green infrastructure in order to minimise their impact on the character of the area. Accordingly, it is important to ensure that such sites allow sufficient space to provide for a suitable landscape scheme in accordance with the council's relevant policies (including EM1 - Landscape and EM10 - Delivering High Quality Development). Storage and distribution facilities can be difficult to reconcile with neighbouring uses, particularly residential development, owing to issues such as hours of operations. Therefore, such sites should be provided in a manner which successfully minimises impacts on neighbouring uses. Evidence demonstrates that such sites need to be high quality (ideally grade A space) in order to meet commercial requirements. Such sites rely on good access to the strategic road network (principally the M3 corridor) and need to be easily accessible for Heavy Goods Vehicles (HGVs).

Implementation and Monitoring

The policy will be implemented through:

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

The policy will be monitored through:

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



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

1. Strategic Employment Areas

The Strategic Employment areas identified on the Policies Map and listed in the supporting text below will be protected for employment generating uses within the Use Classes B1, B2 and B8. Proposals should be suitable to the location and not harm the operation of neighbouring businesses.

The change of use or redevelopment of land and buildings within the Strategic Employment Areas will be permitted where it can be demonstrated that:

- a) Market signals³⁷ indicate that the premises / site are unlikely to be utilised for employment use, and
- b) There are not strong economic reasons³⁸ why the proposed development would be unacceptable, and
- c) The proposals satisfy one of the following:
 - i) The change of use will provide complementary use(s) to support the operation and function of the Strategic Employment Area and / or support the wider regeneration of the site; or
 - ii) The change of use will facilitate the relocation of an existing business from buildings that are no longer fit for purpose to more suitable premises in the borough.

2. Other sites in employment use within settlement policy boundaries

The change of use or redevelopment of land and buildings in employment use within the defined settlement policy boundaries will be permitted where it can be demonstrated that:

- d) There are not strong economic reasons why the proposed development would be unacceptable, and
- e) Market signals indicate that the premises / site are unlikely to come back into employment use, and / or
- f) The site is not appropriate for the continuation of its present or any employment use due to a significant detriment to the environment or amenity of the area.

Other employment sites may be identified through the neighbourhood planning process.

7.16 The Strategic Employment Areas which are identified on the Policies Map for employment uses are as follows:

³⁷ The council will require evidence that market conditions indicate that the site is unsuitable for future employment uses. Sites will need to have been marketed at a reasonable value for at least 6 months with no interest from prospective buyers/tenants. Information is also required on similar premises that are currently being marketed and the quantum of floorspace available within the local area.

³⁸ If the council receives a proposal that will result in the loss of a property or site in employment use that is currently occupied when the proposal is submitted, information from the applicant will be required on the number of businesses occupying the site/premises, the remaining lease length for each of the occupiers and evidence that suitable alternative accommodation is available in the local area that is suitable for the business to enable them to relocate.

Basingstoke Town

- Basing View
- Brighton Hill Industrial Estate
- Chineham Business Park
- Daneshill East
- Daneshill West
- Hampshire International Business Park
- Houndmills
- Land North of Daneshill East
- Land South of Chineham Business Park
- Moniton Trading Estate
- Viables Business Park
- West Ham Industrial Estate

Other Settlements

- Campbell Court (Bramley)
- Kingclere Park (Kingsclere)
- Ardglan Road Industrial Estate (Whitchurch)
- Hatch Industrial Park (Old Basing)

7.17 The majority of employment uses (B class floorspace) are located within the borough's allocated Strategic Employment Areas, which generally provide the infrastructure and facilities required to enable their continued role and function. Maintaining a supply of employment land and premises is crucial to enhance the economic competitiveness of the borough and deliver sustainable economic growth. Sites within the Strategic Employment Areas are particularly valuable and the loss of land in these areas to non-employment uses could generate the additional pressure for the release of land in less acceptable locations. The Strategic Employment Areas are therefore protected for class B uses and as such the loss of these sites to alternative uses will not be acceptable unless the criteria set out in the policy can be satisfied.

7.18 The strategy of re-using, regenerating and making more efficient use of existing employment land is consistent with the principles of 'sustainable economic growth'. The council recognise that the addition of complementary uses within Strategic Employment Areas can support their operation and function and encourage prospective tenants/occupiers to these sites. Such uses can also support regeneration proposals by improving the sites offer and also supporting the viability of the scheme.

7.19 The policy identifies that market signals will be taken into account when determining applications for the change of use of an employment site to a non-employment use(s). The data that the council will utilise to determine market signals is outlined in the footnote to the policy. The findings of the current Employment Land Review and annual monitoring data on employment land



vacancy rates will also be used to determine whether there is a need for such employment premises (or sites) to meet future needs.

7.20 The council also requires applicants to demonstrate that there would be no strong economic reasons why the premises or site should not be lost to alternate uses. Economic reasons that the council would consider include:

- Whether the proposal would undermine the function of the wider employment area by negatively impacting upon established neighbouring uses.
- Whether the proposals would harm the businesses currently established at the site, for example by requiring them to relocate (prior to the termination of their lease) when no suitable alternative accommodation is available in the local area and it can be demonstrated that the relocation of the business would impact upon its operation and sustainability.
- Whether the site is suitable for contributing towards meeting the needs for employment land identified in the Employment Land Review.

7.21 The council recognises that some businesses own their sites/premises and that in some instances they may be unable to expand at their present location. In such cases the business may require the release of capital in their site(s) to enable their business to relocate and expand in alternate accommodation. If applicants can demonstrate that existing sites/premises within their ownership no longer meet their business requirements and that they have identified a suitable site or premises within the borough that would enable their expansion, and, the applicant can demonstrate that it is highly unlikely that their existing site/premises will be utilised for employment uses in the future (for example due to site constraints), the council will support a change of use (subject to satisfying the other policies within this Plan).

7.22 The policy also provides criteria for developers to satisfy where the proposal would lead to the loss of employment uses on sites within Settlement Policy Boundaries (as defined on the Policies Map) but outside of the defined Strategic Employment Areas.

Implementation and Monitoring

The policy will be implemented through:

- development management decisions on planning applications

The policy will be monitored through:

- annual changes in the supply of employment land and space
- annual completions (net) of employment space
- annual reports on vacancy levels at employment sites within settlement boundaries (particularly in the strategic employment areas)
- Future updates to the Employment Land Review

Policy EP3 – Town, District and Local Centres

Main town centre uses (such as retail, office, entertainment and leisure) will be permitted within the defined town, district and local centres provided that they are designed at a scale and character which reflects the role, function and distinctive qualities of the centre. Any development that would harm the vitality and viability of a defined centre will not be permitted.

The hierarchy of centres is:

Town Centre

Basingstoke

District Centres

Brighton Hill

Chineham

Overton

Tadley

Whitchurch

Local Centres

Kingsclere

New local and district centres may also come forward as part of larger developments set out in Policy SS3, where they are suitable in scale to the level of growth proposed.

Development, including extensions to existing facilities, for main town centre uses outside of the defined centres will only be permitted if, following a Sequential Assessment, it could be demonstrated that the development could not be accommodated within a suitable and available centre or edge of centre location having demonstrated appropriate flexibility in the format and scale of development proposed. Development proposals within out of centre locations, such as retail parks, which improve their quality of design and connectivity will be encouraged only where there is no increase in floorspace and there is no impact on the vitality and viability of other centres.

Development for main town centre uses, with a net floorspace exceeding 250sqm, in edge or out of centre locations will be permitted if, following an Impact Assessment, it would not have a significant adverse impact on existing centres.

Basingstoke Town Centre

In Basingstoke Town Centre, development will be expected to create a more accessible, well-connected and well-designed centre.

Proposals for shops (A1 Use Class) are encouraged within the defined Primary and Secondary Shopping Frontages. Other retail uses (Use Classes A2-A5), will be permitted where:



- a) Individually or cumulatively they do not undermine the vitality, viability or character of the frontage; and
- b) They do not give rise to unacceptable environmental or public safety impacts.

Proposals for the loss of retail uses (A1-A5) to non-retail uses in the defined Primary Shopping Frontage will not be permitted.

Within the defined Secondary Shopping Frontage, proposals for other town centre uses will be permitted where the above criteria are met and the cultural and historic offer of the Frontage is supported.

- 7.23 The policy sets out a retail hierarchy for the borough, reflecting the role and relationship of centres and parades in the borough's retail network. These defined centres form the focal point for services and facilities serving the surrounding population. The boundaries of the town, district and local centres are defined on the Policies Map.
- 7.24 Basingstoke Town Centre is the principal centre in the borough. The district centres at Brighton Hill, Chineham, Overton, Tadley and Whitchurch have a significant role in maintaining and enhancing prosperity, serving the day-to-day needs of their local populations but also providing access to services for neighbouring areas across and beyond the borough. The local centre at Kingsclere also plays an important role for its village community. A number of local shopping parades across the borough serve the day-to-day needs of local communities, as referred to under the essential services policy (CN7).
- 7.25 Whilst a number of centres beyond the borough's boundaries such as Andover, Newbury and Reading provide services for some of the borough's population, Basingstoke Town Centre is the main retail, employment, commercial, leisure and public transport hub for both the borough and the wider area.

Basingstoke Town Centre

- 7.26 The 2015 Retail Capacity Refresh estimated that the retail capacity for new (convenience and comparison goods) retail floorspace in the borough over the plan period would be approximately 28,000 square metres, the majority of capacity being in comparison goods. The growth in convenience goods floorspace is estimated to be low, at less than 3,000 square metres. In order to provide flexibility to accommodate this level of growth, and also provide the opportunity for the centre to improve in the future, the Basingstoke Town Centre boundary, as defined on the Policies Map, has been extended. This approach aims to reduce the possibility of additional services and facilities being located in out of centre areas, whilst also supporting the ambition of reinforcing the town centre as the destination of choice for local residents, workers and those living outside the borough without the need for them to travel to other towns. This approach will also help deliver the 'Vision for Central Basingstoke' and support the council's strategy of regenerating Basing View which includes improving the current severance between it and the town centre.

- 7.27 A Primary Shopping Area for Basingstoke Town Centre has been defined which comprises the town centre's Primary and Secondary Shopping Frontages (see Policies Map). The Primary Shopping Frontage defines Festival Place and The Malls as the retail core of the town centre. This Primary Shopping Frontage is characterised by the highest proportion of Use Class A1 shop uses in the town centre. In order to protect the vitality and viability of the town centre as a whole, it is necessary to protect the retail uses in this Frontage, particularly A1(shops). The policy also enables an element of complementary non A1 retail uses (A2 (financial and Professional Services), A3 (Restaurants and cafes), A4 (Drinking establishments) and A5 (Hot food Takeaways) in order to enhance the offer and strengths of the shopping frontage. A greater variety of retail uses are found in the defined Secondary Shopping Frontage which mainly comprises the Top of the Town area. A more flexible approach to town centre uses is taken towards proposals in this Secondary Shopping Frontage, in line with the 'Top of the Town, Basingstoke: Concept Masterplan - a Vision for the future' (March 2014), but these should not result in an imbalance of retail uses, where this affects the vitality, viability or character of the area, particularly in terms of its specialist retail offer.
- 7.28 The definition of a Primary Shopping Area in Basingstoke Town Centre effectively leaves some sites outside of this area but inside the extended Town Centre Boundary. Some of these sites are, by definition, 'edge of centre' for retail purposes but within centre for all other town centre uses (see definition of edge of centre in the glossary). This approach ensures that uses in these areas will complement rather than negatively impact on the town centre's existing offer. In line with the council's approach to Basing View, part of the area within the extended town centre boundary in this location (within 300m of the Primary Shopping Area) will be considered as edge of centre rather than out of centre for retail uses.
- 7.29 Whilst the borough's retail assessment (2009), which was updated in terms of need in 2012 and 2015 (and will continue to be regularly updated as required), shows that Basingstoke Town Centre is generally vibrant, a number of weaknesses have been identified including the need for a more diverse retail offer and an improved night time economy. The policy seeks to ensure the development of a well-connected and well-designed Town Centre. Through the requirement for higher quality design in new development, the architecture of the town centre environment will be improved. A diverse range of complementary evening and night time economy uses will be encouraged to improve the appeal for a wider range of age and social groups, in a safe and vibrant environment. The role that high quality residential development can have on the centre's vitality is also recognised.

Other Centres

- 7.30 The borough's retail assessment (2009), concluded that each of the borough's district and local centres are fulfilling their roles and designating these areas will help to ensure that their vitality and viability is maintained. The policy supports the refurbishment and expansion of retail floorspace within such centres,



providing a framework for proposals such as the expansion of floorspace at Chineham District Centre. District and local centres will continue to provide a network of hubs for communities across the borough. The policy will ensure that higher quality design and improved connectivity is achieved in the borough's out of centre locations which can be defined as locations which are not in or on the edge of a defined centre but are within the built up area. Examples of out-of-centre locations include Hatch Warren Retail Park, Brighton Hill Retail Park and retail warehouses along Winchester Road.

Impact Assessments

- 7.31 The policy sets a local floorspace threshold for the preparation of impact assessments. This applies to all retail proposals on the edge of or outside of the borough's centres. The lower threshold is considered necessary as it will enable the council to monitor and maintain the overall vitality and viability of the borough's smaller centres which are generally more dependent on frequent day-to-day convenience shopping and are more vulnerable to proposals for smaller format stores in edge and/or out-of-centre locations. Applications will be assessed on a case-by-case basis depending on the scale, location and format of new retail proposals and the council will be pragmatic as to the level of evidence required in support of such proposals as this should be proportionate to the nature of the proposal under consideration. It will not be necessary to consider the effects of minor proposals where the scope for significant adverse impacts is agreed to be limited.

Implementation and Monitoring

The policy will be implemented through:

- advice on and the determination of relevant planning applications.

The policy will be monitored through:

- retail floor space levels, broken down by use class
- relevant planning permissions inside and outside of identified centres (not currently covered by annual monitoring)
- use of health check criteria including vacancy levels, footfall, crime statistics
- updated retail assessments.

These will be reported through annual monitoring, where this information is available through updates to the retail assessment.

The rural economy

- 7.32 While the main thrust of the council's economic development efforts is focused around identified employment areas and our main centres for retail and related development, the Local Plan also needs to address needs and opportunities

across the borough, including smaller settlements and the borough's large and highly valued rural hinterland. Although this includes relatively large areas of open countryside (woodlands and farmland) the borough does not have any 'remote rural' areas, since there is no part of the borough that is more than about 10km from its nearest town, district or local centre, including those outside the borough boundary.

Policy EP4 – Rural Economy

To support the rural economy, development proposals for economic uses in the countryside will be permitted where they:

- a) Are on previously developed land; or
- b) Are for a change of use or conversion of a suitable permanent building; or
- c) Are for a replacement building that is not temporary in nature or for an extension to an existing building, provided that the proposal should not require substantial rebuilding, extension or alteration, and should not result in the requirement for another building to fulfil the function of the building being converted or replaced; or
- d) Enable the continuing sustainability or expansion of a business or enterprise, including development where it supports a farm diversification scheme and the main agricultural enterprise; or
- e) Are for a small-scale new business, provided it is not in an isolated location.

All development proposals must be well designed and of a use and scale that is appropriate to the site and location when considering:

- f) landscape, heritage and environmental impacts;
- g) the accessibility of the site;
- h) the impacts on the local highway network including the type of traffic generated, the appropriateness for the rural roads and the impact on their character; and
- i) the need for residential accommodation on site.

Development proposals that result in an increase in HGVs on C and U class roads, or a significant increase in other traffic on C and U class roads will generally not be permitted.

7.33 The Local Plan recognises that the borough's rural areas include a large number of smaller settlements which vary in size and function, in addition to a variety of rural enterprises. As such, the policy incorporates sufficient flexibility to support economic growth and the creation of rural jobs and prosperity that will enhance or maintain the vitality of rural communities and meet identified needs.

7.34 The rural areas of the borough make a vital contribution to the strength and diversity of the borough's economy containing significant economic activities such as farming, traditional rural crafts, equestrian uses, locally based services and a number of regionally or nationally significant tourist attractions. As well as occupying a wide variety of business premises (both in terms of type and size),



many of these activities comprise micro-enterprises or self-employed people working from home. However, in common with rural areas elsewhere, the rural economy of the borough faces a number of challenges including the restructuring of agriculture, varying levels of economic infrastructure (including low speed or non-existent broadband connections) and lack of appropriate employment premises.

- 7.35 The rural economy policy seeks to maintain and enhance prosperity of the rural area by recognising that the need for new jobs is not limited to the villages and towns, given the existing population within the rural parts of the borough. There are also existing businesses which may need to expand or relocate and these can be vital to local employment provision and local services in rural areas. By permitting small scale economic expansion, the council can promote sustainable rural areas as set out in the strategy.
- 7.36 The policy applies to use classes B1, B2 and B8 proposals and other proposals for rural economic development. Such proposals will be supported where the use and scale of the development is appropriate to its location. This also applies to farm diversification schemes which can contribute a significant source of income for farmers, sustaining their main agricultural enterprise.
- 7.37 The redevelopment of previously developed land in the countryside will generally be encouraged provided that the site is not of high environmental value and that the proposed use and scale of development is appropriate to the site's context.
- 7.38 The council recognises that existing buildings within the countryside may be subject to proposals to replace them. However, this is limited to those which are not temporary in nature or the result of a temporary permission. Buildings constructed of temporary or short-life materials, or which are derelict or in an advanced state of disrepair, are not considered suitable for re-use. A structural survey of the building to be converted may be necessary.
- 7.39 The impact of a replacement building is likely to increase with its size especially in relation to its impact on surroundings and being out of scale with its plot. The building that is to be replaced should be demolished, having regard to other relevant policies in the plan.
- 7.40 Development proposals for uses that require a need for the occupant to have on site accommodation (e.g. stables) will only be permitted where the residential accommodation is already provided. Permission will not be granted for a subsequent dwelling.

Implementation and Monitoring

The policy will be implemented through:

- the determination of planning applications.

The policy will be monitored through:

- changes in the supply of economic/employment land and floorspace in the rural area outside of Settlement Policy Boundaries
- net completions of employment space outside of Settlement Policy Boundaries
- proposals for farm diversification schemes and conversion/re-use of buildings outside of Settlement Policy Boundaries.

Policy EP5 – Rural Tourism

Proposals for tourism development in the countryside (including guest accommodation and visitor facilities) will be permitted where:

- a) It utilises an existing suitable building through change of use or conversion without the need for substantial rebuilding, extension or alteration, and will not result in the requirement for another building to fulfil the function of the building being converted; or
- b) Any extension or new building forms part of an existing facility and is of a scale appropriate to its location; and
- c) The scale of development is appropriate when considering the impacts on the local highway network.

Proposals for camping and touring caravan sites will be permitted where:

- d) There is a proven need for the facility; and
- e) They are sympathetic to the character and visual quality of the area concerned and any visual intrusion can be mitigated.

7.41 The tourism industry makes up a core component of the borough's economy, with tourism related³⁹ activities employing 4,500 people in the borough in 2007.

7.42 The council wants to encourage visitors to the borough but recognises that a balance needs to be maintained with regards to preserving the environmental, historic and cultural assets of the borough.

7.43 The reuse of existing buildings for tourism has the benefit of limiting the harm to the natural environment whilst also contributing towards farm diversification schemes. The reuse or expansion of existing buildings and small scale new buildings can contribute to the tourism offer of the borough, for example through the provision of self-catering accommodation.

7.44 Camping and touring caravan sites are key components of the borough's tourism accommodation offer. The council will support such proposals where there is an identified need and any visual intrusion resulting from the development can be mitigated (for example through high quality landscaping).

³⁹ ONS Annual Business Inquiry 2007. Tourism consists of industries that are also part of the services industry. Employee jobs excludes self-employed, government supported trainees and HM Forces.



Implementation and Monitoring

The policy will be implemented through:

- the determination of planning applications.

The policy will be monitored through:

- changes in the supply of tourism floorspace in the rural area outside of Settlement Policy Boundaries.



Appendix 1– Summary of Evidence Base

The council has prepared a comprehensive evidence base to inform the preparation of the Local Plan. The following table summarises which studies have been undertaken. These studies are in addition to other sources of information, such as those prepared at a national or local level in respect of population and the economy.

Evidence Base Document	Summary
Archaeology and Historic Buildings Record	An index of the known archaeological sites and finds, historic buildings, designed and historic landscapes, parks and gardens, and industrial monuments in the county.
Biodiversity Assessment February 2010	An assessment which provides guidance on the biodiversity implications of accommodating future development within the borough, with a focus on areas around Basingstoke, where strategic sites are most likely to be situated.
Biodiversity Assessment (Additional Sites) September 2011	A supplement to the 2010 Biodiversity Assessment, which provides an assessment of a further fourteen sites. In order to enable a comparison of sites in terms of biodiversity constraints, each site is given an overall grading based on their compatibility with biodiversity planning policies.
Biodiversity Assessment (further additional sites) January 2013	A further supplementary report of an additional eight sites.
Heritage Assets at Risk Register	All listed and curtilage buildings at risk in the borough are included on the council's Buildings at Risk register. This enables the monitoring, recording, and prioritisation of cases.



<p>Employment Land Review (ELR) February 2014 and 2015 update</p>	<p>These studies assess:</p> <ul style="list-style-type: none"> • How the local property market and economy are performing. • What employment growth is expected in the future. • What such growth means in terms of employment land and floorspace needs. • How current and planned employment land provision can accommodate this growth in both quantitative and qualitative terms.
<p>Flood Risk Ranking and Sequential Test May 2015</p>	<p>A sequential test of potential development sites, with the aim of directing development to areas at the lowest risk of flooding.</p> <p>Category 1 sites and combinations of sites from the SHLAA were ranked on the basis of flood risk, and sequentially tested to inform the sites recommended for allocation in the Housing Site Assessment (see below).</p> <p>This work was carried out in discussion with the Environment Agency.</p>
<p>Green Infrastructure Strategy July 2013</p>	<p>A strategy which assesses existing gaps/deficits to be identified and future requirements for Green Infrastructure.</p>
<p>The Gypsy and Traveller Needs Assessment: August 2015</p>	<p>A study which assesses the current and future accommodation needs of gypsies, travellers and travelling showpeople in the borough.</p>
<p>Basingstoke Hotel Futures update (December 2013)</p>	<p>Study to assess the potential for hotel development and investment in the area</p>
<p>Housing Site Assessment September 2011</p>	<p>An assessment of potential future development sites within the borough, evaluated against a set of criteria linked to the criteria of the Sustainability Appraisal.</p> <p>The Strategic Housing Land Availability Assessment (SHLAA) was used as the basis for determining which sites should be</p>



<p>Updated Housing Site Assessment</p> <p>Updated Housing Site Assessment</p>	<p>assessed. All of the category one sites i.e. sites worthy of further consideration through the Local Plan, were considered, along with two further sites which were been submitted for inclusion in the SHLAA (since published). In order to ensure that the impacts of all viable and suitable options were assessed, both individual sites and different combinations of sites were considered.</p> <p>An updated site assessment which included new Category 1 sites which had been promoted since the last assessment was completed, a detailed assessment of the parcels of land at Manydown, and the inclusion of new information particularly with regards to infrastructure.</p> <p>An updated site assessment which includes revised and new site boundaries and new site combinations, which were promoted through the consultation on the Pre-submission Local Plan (August – October 2013).</p>
<p>Landscape Capacity Study</p> <p>February 2008 November 2010</p>	<p>The 2008 study indicates how much development is likely to be possible within the borough without causing unacceptable harm to visual amenity or the character of the landscape.</p> <p>A more detailed study, carried out in 2010, examines sites immediately surrounding Basingstoke, Tadley and Bramley, and also includes Overton and Whitchurch. It gives each site capacity scoring from low to high.</p>
<p>Landscape Assessment June 2001</p>	<p>An assessment which draws together historic, ecological and landscape elements in providing a characterisation of the borough.</p> <p>It accords with the Countryside Agency’s national guidance on landscape assessment, which gives more emphasis to the protection of landscape character and the features that make one landscape different from another, rather than better or worse.</p>
<p>Leisure and Recreation Needs Assessment May 2015</p>	<p>An assessment of the existing and future needs of the borough for open space, sport and recreation facilities. It highlights which spaces and facilities should be protected or improved whilst identifying provision which may best be developed for other purposes. It also identifies gaps in provision and suggests policy approaches to address existing deficiencies.</p>
<p>Living Landscape Strategy (August 2014)</p>	<p>This Landscape and Biodiversity Strategy describes the features, landscape characteristics and species most in need of attention within the borough and sets out the council’s</p>



	<p>approach to protecting and improving the natural environment, supported by a three-year action plan.</p>
<p>Renewable Energy and Low Carbon Development Study</p> <p>March 2010</p>	<p>A study to inform the development of sustainable construction and renewable energy policies. It was jointly prepared with the other North Hampshire authorities of Hart and Rushmoor Councils.</p>
<p>Retail Study Updates</p> <p>January 2009, December 2012, and August 2015</p>	<p>An assessment to consider and provide guidance on:</p> <ul style="list-style-type: none"> • The need for land or floorspace for main town centre uses. • Any deficiencies in the provision of local convenience shopping and other facilities which serve peoples day to day needs. • The capacity of existing centres to accommodate new town centre development. • A resilient network and hierarchy of centres in the borough that can meet the needs of their catchments. • The health of key centres, including Basingstoke Town Centre, Brighton Hill, Chineham, Overton, Tadley and Whitchurch • Implications of the NPPF e.g. floorspace thresholds which should be subject to an impact assessment.
<p>Strategic Flood Risk Assessment</p> <p>January 2010</p> <p>2012 Update of mapped information</p>	<p>An assessment which provides information on the probability of flooding, such as that from groundwater sources and sewers, and takes into account the impacts of climate change. It is intended that the SFRA will be used to ensure that in allocating land or determining applications, development is located in areas at lowest risk of flooding.</p> <p>It was completed in conjunction with the Environment Agency and the local water companies.</p>
<p>Strategic Housing Land Availability Assessment (SHLAA)</p> <p>August 2015</p>	<p>A study which:</p> <ul style="list-style-type: none"> • identifies sites with the potential for housing; • assesses how many homes they could provide; and • assesses when they could be developed. <p>It provides a high level strategic overview of the deliverability / developability of each identified site (in terms of its suitability, availability and achievability).</p>



Strategic Housing Market Assessment (SHMA) 2014 and 2015 (and Housing Needs Statement, August 2015)	The SHMA assesses the borough's future housing needs, identifying the scale and mix of housing and the range of tenures that the local population is likely to need over the plan period (2029). It considers the need for all types of housing, including affordable housing and the needs of different groups in the community
Transport Assessment (February 2015)	The study provided a high-level assessment of the potential traffic impacts from developments in the Local Plan, and was prepared in conjunction with Hampshire County Council (as the Highways Authority).
Residential and Non-Residential Viability Studies November 2013, July 2014 (Manydown and Golf Course Viability Study), and May 2015 (Golf Course and Hounsome Fields Viability Study)	Viability assessments of the Local Plan policies to inform approaches to affordable housing and infrastructure contributions.
Water Cycle Study Phase 1 March 2007 Phase 2 October 2009	A study of the relationship between development and the water environment around Basingstoke, examining the potential impacts of future growth on three main aspects of the water cycle: water resources, water quality and flood risk. Phases 1 and 2 of the Study have been overseen by a Steering Group which comprises representatives of the following organisations: <ul style="list-style-type: none"> • Basingstoke & Deane Borough Council • The Environment Agency • Hampshire County Council • Thames Water • Southern Water • Natural England • South East Water



Appendix 2 – Documents to Support the Local Plan

The documents outlined below will support the Local Plan and the implementation of the policies contained within it. Some of these have already been prepared and will be updated as necessary, and others will be prepared in the future.

Document Name	Status
Affordable Housing SPD	To be prepared to support the Local Plan
Community Infrastructure Levy Charging Schedule DPD	Prepared and updated alongside the Local Plan
Design and Sustainability SPD including Conservation Area Appraisals and Management Plans, and Village Design Statements	The SPD is adopted but will continue to be updated. A number of Conservation Area Appraisals and Village Design Statements have also been adopted but this suite of guidance will continue to be updated and added to over the course of the Local Plan period, including the development of Conservation Area Management Plans.
Infrastructure Delivery Plan	Prepared and updated alongside the Local Plan
Landscape and Biodiversity SPD	To be updated to support the Local Plan once adopted, if required.
Neighbourhood Plans	To be prepared by communities in the borough
Planning Obligations SPD	To be prepared following the adoption of the Local Plan and the Community Infrastructure Levy Charging Schedule
Parking Standards SPD	To be updated to support the Local Plan
Allocations and Settlement Policy Boundary DPD	To be prepared following the adoption of the Local Plan
Statement of Community Involvement	Adopted

Appendix 3 - Glossary

Accessibility

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

Affordable Housing

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

Affordable Rented Housing

Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80 per cent of the local market rent.

Ageing Population

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

Allocated site

A site identified in the Local Plan as being appropriate for a specific land use(s) in advance of any planning permission.

Amenity

The pleasant aspects of a location which contribute to its overall character and the enjoyment of residents or visitors.

Area of Outstanding Natural Beauty (AONB)

An area designated by Natural England for its particularly attractive landscape and unspoilt character, which should be protected and enhanced as part of the national heritage. In the borough of Basingstoke and Deane, this consists of the North Wessex Downs AONB which was designated in 1972.



Atomic Weapons Establishment (AWE)

The AWE provides and maintains the warheads for the country's nuclear deterrent and is based at two sites at Aldermaston (just outside the borough's boundary) and Burghfield.

Avoid (biodiversity)

Ensuring that negative impacts do not occur as a result of planning decisions by, for example, locating development away from areas of ecological interest.

Biodiversity

Biological diversity means the variability among living organisms from all sources, including terrestrial, marine and other aquatic ecosystems and the ecological complexes of which they are part; this includes diversity within species, between species and of ecosystems.

Biodiversity Opportunity Areas (BOAs)

Identified across Hampshire, BOAs represent a targeted landscape-scale approach to conserving biodiversity. They identify opportunities for habitat creation and restoration where resources can be focused to have the greatest positive impact for wildlife.

BREEAM (Building Research Establishment Environmental Assessment Method)

An assessment method and rating system which sets standards for best practice in building design and construction. A scoring system is used to evaluate a building's sustainability including aspects related to energy and water use, the internal environment (health and well-being), pollution, transport, materials, waste, ecology and management processes.

Brownfield Site

See 'previously developed land'.

Building of Local Architectural or Historic Interest (BoLI)

A BoLI is a building that while not currently considered to be of sufficient interest to merit statutory listing is of local architectural or historic interest and importance that adds to the richness of the local built environment, and should be preserved wherever possible.

Building for Life (BfL)

A national standard for well-designed homes and neighbourhoods. Proposed and completed housing developments of ten or more units are assessed using 12 criteria. The criteria are designed to help structure discussions between local communities, the local planning authority, the developer of a proposed scheme and



other stakeholders. The criteria can also be used by local planning authorities to monitor the quality of developments.

Carbon Buyout Fund

A central fund to receive monies paid in lieu of the provision of carbon reducing technologies.

Care homes

A care home is a residential setting where a number of people live, usually in single rooms, and have access to on-site care services. A home registered simply as a care home will provide personal care only - help with washing, dressing and giving medication.

Climate Change Strategy and Action Plan

The Climate Change Strategy commits the council to contribute, at a local level, to the delivery of the UK Climate Change Programme, the Kyoto Protocol and the target for carbon dioxide reduction. Alongside the Climate Change Strategy is a detailed action plan which sets out how the aims and objectives will be achieved.

Coalescence

The merging or coming together of separate towns or villages to form a single entity.

Combined Heat and Power (CHP)

Combined heat and power refers to generating electricity at or near the place where it is used. The waste heat from the electricity generation can be used for space heating, water heating, process steam for industrial steam loads, humidity control, air conditioning, water cooling, product drying, or for nearly any other thermal energy need. The end result is significantly more efficient than generating each of these separately.

Community

A group of people living in a particular local area.

Community Infrastructure Levy (CIL)

A levy that local authorities can choose to charge on new developments in their area. The charges are based on formulae relating to the size and type of the new development and money can be used to support development by funding infrastructure that the council, local community and neighbourhoods want.



Community Plans

Plans formulated by local people to set the priorities and aspirations of communities, which can in turn influence the policies and strategies of the council.

See also Neighbourhood Plans

Community Right to Build

The Community Right to Build forms part of the Localism Act and gives groups of local people the power to deliver the development that their local community wants.

Commuted Sum Payment

A one-off payment associated with the transfer of ownership of an asset (such as open space) to the local authority, as a contribution towards its future maintenance.

Compensate (biodiversity)

Measures which are taken to make up for the loss of, or permanent damage to, biodiversity. Where some harm to biodiversity is reduced through mitigation, compensation will represent the residual harm which cannot or may not be entirely mitigated. Compensation measures may be on or outside the development site.

Conservation Areas

An area designated as being of special architectural or historic interest. Within a conservation area there are strengthened controls over demolition, minor development and the protection of trees. Local planning authorities have a duty to preserve and enhance conservation areas.

Council Plan

The council plan sets out the direction for the council over a period of three years, including an overview of priorities and key actions. It is updated annually to reflect any changes to community needs and to policies or services.

Countryside

In planning terms, any area outside a defined Settlement Policy Boundary (see Settlement Policy Boundary) is countryside where more restrictive policies would generally be applied.

Critical Drainage Areas

For the purposes of this document, a critical drainage area is an area where the drainage system has limited capacity and floods from surface water. Upstream of a critical drainage area is a casual area that may impact on surface water flooding elsewhere. These are as defined and identified in the Council's SFRA.

Decentralised Energy

Small-scale power generation technologies used to provide electricity at or near the point of consumption. It reduces the amount of energy lost in transmitting electricity because the electricity is generated very near where it is used, perhaps even in the same building. Examples include solar panels and small wind turbines.

Density

Housing density is represented by the number of dwellings per hectare (dph). Net dwelling density is calculated by including only those site areas which will be developed for housing and directly associated uses, including access roads within the site, private garden space, car parking areas, incidental open space and landscaping and children's play areas, where these are provided.

Detailed Emergency Planning Zone (DEPZ)

Developments proposed up to and within 8km of the Aldermaston Atomic Weapons Establishment (AWE) site are subject to consultation with the Health and Safety Executive (HSE) due to their proximity to a hazardous installation. The 8km distance is separated into inner, middle and outer zones and represents the Detailed Emergency Planning Zone surrounding the AWE.

Design and Access Statement (DAS)

A report accompanying and supporting a planning application, which should explain the design principles and concepts that have been applied to particular aspects of the proposal – these are the amount, layout, scale, landscaping and appearance of the development. It should also explain how the design ensures that all users will have equal and convenient access to the development.

Designated Sites

Local, national and international designations protecting biodiversity and the natural environment e.g. Sites of Importance for Nature Conservation (SINC) and Sites of Special Scientific Interest (SSSI).

Design Quality Initiative

An initiative of Basingstoke and Deane Borough Council in recognition that well designed places are important to ensuring a high standard of living for its residents. It includes a Design Quality Charter which seeks to ensure that high standards of design are achieved across the borough.



Destination Basingstoke

Destination Basingstoke is an independent, not-for-profit company working with businesses and other partners to promote Basingstoke and the surrounding area for its quality of life and quality of business.

Developer Contribution

See Planning Obligation.

Development

The carrying out of building, engineering, mining or other operations in, on, or under the land, or the making of any material change in the use of any buildings or other land.

Development Brief

A document related to a specific development site, which sets out the key characteristics of a site and what the council is seeking in terms of developing the site. It outlines aspirations in terms of land-use, design, accessibility and the provision of recreation land and open spaces, amongst other things. It is drawn up in consultation with members of the public, local interest groups, service providers and the landowner.

Development Plan

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

District Centre

A district centre will usually comprise groups of shops often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities such as a library. District Centres are shown on the Policies Map at Whitchurch, Overton, Tadley, Brighton Hill and Chineham.

Ecological Networks

An ecological network comprises a suite of high quality sites which collectively contain the diversity and area of habitat that are needed to support species and which have ecological connections between them.

Economic Development

Economic development, as defined by national guidance, includes development within the 'B' Use Classes (e.g. office, industrial, storage or distribution), public and

community uses and main town centre uses. It also includes other development which achieves at least one of the following objectives:

- provides employment opportunities
- generates wealth or
- produces or generates an economic output or product

Edge of Centre

For retail purposes, a location that is well connected and up to 300 metres of the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstances.

Employment Areas

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

Employment Use

For the purposes of the employment development policy an 'employment use' includes the following main categories of use:

- B Class uses (i.e. B1 business (including offices), B2 general industry and B8 storage/distribution uses)
- other uses (excluding retail and leisure) that provide employment opportunities or support the economic development of the borough and would not undermine the business function of a wider Employment Area.

Energy Service Company (ESCo)

A commercial business that delivers energy services in a user's facility or premises. The payment for the services delivered is usually based on the achievement of energy efficiency improvements.

Evidence Base

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

Exception Test

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



Extra Care Housing

The term 'extra care' housing is popular with people whose disabilities, frailty or health needs make ordinary housing unsuitable but who do not need or want to move to long-term care (residential or nursing homes). It is used to describe a range of developments that comprise self-contained homes which have been designed, built or adapted to facilitate the care and support needs that its owner/tenants may have now or in the future, with access to care and support twenty four hours a day either on site or by call. It is also known as 'very sheltered housing', 'housing with care', 'assisted living' and 'close care'.

Farm Diversification

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

Geodiversity

The variety of rocks, minerals, fossils, soils, landforms and natural processes.

Green Infrastructure (GI)

Green infrastructure is a term used to refer to the living network of green spaces, water and other environmental features in both urban and rural areas. It is often used in an urban context to cover benefits provided by trees, parks, gardens, road verges, allotments, cemeteries, woodlands, rivers and wetlands.

Green infrastructure is also relevant in a rural context, where it might refer to the use of farmland, woodland, wetlands or other natural features to provide services such as flood protection, carbon storage or water purification. Green infrastructure maintains critical ecological links between town and country.

Greenfield

Land that has not been 'previously developed'.

Groundwater Source Protection Zones (SPZs)

Areas defined by the Environment Agency to prevent contamination of groundwater sources used for public drinking water supply.

Habitat

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

Habitats Regulation Assessment

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

Harm (biodiversity)

Any impact, direct or indirect, that may have an adverse effect on a biodiversity interest.

Health and Safety Executive (HSE)

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

Heritage Assets

Parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest. They include designated heritage assets (such as listed buildings and conservation areas) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

High Speed Broadband

High speed broadband refers to broadband connections of 20 Megabits per second (Mbps) or above. Whilst the current average UK broadband connection is around 8-9Mbps (2012), high speed broadband products deliver speeds of up to 100Mbps, usually through fibre-optic broadband networks.

Highway Authority

Hampshire County Council (HCC), as highway authority, is charged with looking after the highway network on behalf of the public. This means both maintaining its condition and protecting the right of all to use it without hindrance.

Historic Environment Record

A series of linked computer databases that hold information on known archaeological sites, finds, landscapes, buildings and other aspects of the historic environment

Homes and Communities Agency (HCA)

The national housing and regeneration agency for England, which provides funding for new affordable housing and to improve existing social housing, as well as for regenerating land.



Host building

'Host' refers to the building that currently exists. In some cases, the host building will have been subject to changes over time and, in assessing proposals to extend or alter the host building, it is necessary to take into account the evolution of the building to its current form.

Housing Association

Housing associations are independent bodies, often working closely with councils to provide low-cost housing for local people in need. They are usually run on a 'not-for-profit' basis, which means that any money left over after collecting rent and other charges is used to repair, buy or build new properties.

Housing Commitments

The number of planning permissions and site allocations for housing, which have not yet been completed.

Housing Completions

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

Housing mix

A mix of homes of different types and sizes to support the requirements of a range of household sizes, ages and incomes.

Infilling

Development that is located on sites situated between existing uses and buildings.

Infrastructure

The set of services and facilities necessary for a development to function. Infrastructure includes transport, education, leisure and health facilities, as well as open space and utilities such as water and sewerage.

Infrastructure Delivery Plan (IDP)

The Infrastructure and Delivery Plan (IDP) forms part of the evidence base for the Local Development Framework. It assesses the infrastructure capacity and needs of the borough and provides an overview of the way infrastructure is planned and the agencies involved in its delivery. It also looks at costs and likely funding mechanisms for infrastructure, and forms the basis for assessing contributions that would be sought to meet the needs of new development.

Infrastructure Delivery Strategy

Document to be provided with outline or full planning applications on relevant sites (where specified in the policies) that sets out an overarching framework for infrastructure delivery and provides suitable assurances that infrastructure is being jointly and comprehensively planned. The document can form the basis of future Section 106 agreements for relevant forms of infrastructure.

The Strategy should demonstrate that the development would:

- contribute towards a comprehensive infrastructure plan for the wider area;
- mitigate its own impacts (as required by law); and
- not prejudice and, in fact, facilitate the delivery of future development in the allocated sites.

The Strategy should include:

- A list of the area-wide infrastructure requirements;
- Details of how and where that infrastructure would be delivered or funded (including costs, levels of funding and timings); and
- A high-level infrastructure phasing strategy.

The Strategy will cover those elements of infrastructure:

- to be provided solely by one development site to meet their own needs (for example, on-site amenity open space);
- to be delivered on one site but serve the entire development area or a wider area (for example, outdoor sports pitches);
- to be delivered on site but to be funded by an alternative means (for example, CIL);
- to be delivered off site (for example, off-site highway improvements);
- included on the Reg 123 list, that may be delivered off-site by CIL.

Intermediate Affordable Housing

Housing at prices and rents above those of social rent, but below market price or rents. These can include shared equity products (e.g. HomeBuy), other low cost homes for sale and intermediate rent but does not include affordable rented housing.

Isolated

In the context of new residential development in the countryside where there is a significant separation between the proposed dwelling and the nearest settlement. Additionally, a dwelling is considered to be isolated if it is not well served by public transport (e.g. within 500 m of a bus stop or train station) or well served by services and facilities (e.g. within 1km of an SPB, which generally contains facilities such as schools, post offices, doctors surgery, etc).



Key Species

In the context of biodiversity and nature conservation, this is an umbrella term to cover legally protected species, Species of Principal Importance in England and Notable Species in Hampshire. Legally protected species mean those given statutory protection for nature conservation reasons, including those given protection under the Wildlife and Countryside Act 1981, the Conservation of Habitats and Species Regulations 2010, regulations 61 and the Protection of Badgers Act 1992. Species of Principle Importance in England are those listed under the provisions of Section 41 of the Natural England and Rural Communities Act 2006. Notable Species in Hampshire are listed in Living Landscapes.

Landscape Character Assessment (LCA)

A background study that identifies the features or combinations of elements that contributes towards the character of the landscape. LCA's can make a contribution to planning policies and the allocation of land for development.

Lifetime Homes

Homes that cater for the needs of residents throughout their lifetime, including the possibility of future impaired mobility.

Listed Building

A building of special historic or architectural interest included at Grades I, II* or II in a statutory list compiled or approved by the Secretary of State for Culture, Media and Sport. A listed building may not be demolished, extended or altered, internally or externally, in any way which would affect its character or appearance as a building of special architectural or historic interest, without the prior consent of the local planning authority.

Live/Work Units

A property that is specifically designed for dual use, combining both residential and employment space. It is distinct from 'home working' which usually comprises a residential unit with ancillary and often temporary or informal work areas. A live/work unit comprises a mix of residential and business uses which cannot be classified under a single class within the Use Classes Order and would therefore be sui generis. It is expected that the 'work' element would be capable of accommodating a full range of B uses and would generally be within the same building as the 'live' component.

Local Centres

Local centres include a range of small shops of a local nature, serving a small catchment. Typically, local centres might include a small supermarket, newsagent, sub-post office and a pharmacy. In rural areas, large villages may perform the role of a local centre.

Local Development Scheme (LDS)

The Local Development Scheme (LDS) provides a 'project plan' identifying which development plan documents will be produced, in what order and when. It is a three-year rolling programme that will be reviewed annually through the Authority Monitoring Report (AMR).

Local Distinctiveness

The positive features of a place and its communities which contribute to its special character and sense of place.

Local Enterprise Partnership (LEP)

Local Enterprise Partnerships are locally-owned partnerships between local authorities and businesses and play a central role in determining local economic priorities and undertaking activities to drive economic growth and the creation of local jobs. The Enterprise M3 LEP covers North Hampshire and West Surrey and includes Basingstoke and Deane.

Local Nature Partnership (LNP)

A body, designated by the Secretary of State for Environment, Food and Rural Affairs, established for the purpose of protecting and improving the natural environment in an area and the benefits derived from it.

Local Nature Reserve

A statutory designation made under Section 21 of the National Parks and Access to the Countryside Act by principal local authorities. They are places with wildlife or geological features that are of special interest locally and/or offer people special opportunities to study or learn about nature or simply to enjoy it.

Local Transport Plan (LTP)

The Local Transport Plan is a statutory document prepared by Hampshire County Council to set out key transport issues across the county and to establish a series of objectives to address these issues, including a programme for achieving them. The document is submitted to the Department for Transport, and can be used to secure funds to deliver local projects.

Localism Act 2011

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



Locally Listed Buildings

Buildings included on the council's Local List of Buildings of Architectural or Historic Interest. Local listing does not protect buildings in the way that statutory listing does, but reinforces efforts to preserve the character and appearance of the buildings when considering development proposals.

Local Strategic Partnership (LSP)

A partnership between the council and other key local organisations and service providers such as the health authority, to prepare the Sustainable Community Strategy that sets out the *Vision for the borough*. The individual partners carry out the work of delivering the agreed key priorities. The LSP is known locally as the Basingstoke Area Strategic Partnership (BASP).

Major Development

For residential schemes, major development includes those of 10 dwellings or more or on a site of 0.5 hectares or more. For other development, it includes building(s) with a floor area of 1000sqm or more or on a site of 1 hectare or more.

Market Housing

Private housing for rent or for sale, where the price is set in the open market.

Masterplans/Masterplanning

A comprehensive plan that describes and maps the overall development concept for an area, including buildings, routes, infrastructure and land use. It usually includes a drawn plan, supported by financial, economic and social policy documents and detail about how the plan will be delivered.

Minerals Safeguarding Area (MSA)

These are shown on the Local Plan Policies Maps. These are defined in the Hampshire Minerals and Waste Plan – October 2013, as follows:

“The MSA is defined by minerals and waste planning authorities. They include viable resources of aggregates and are defined so that proven resources of aggregates are not sterilised by non-mineral development. The MSA does not provide a presumption for these resources to be worked.”

Basingstoke and Deane Borough Council is required (as set out in the NPPF) to identify the MSAs in the Local Plan (see the Policies Maps), however, the specific policies to which the MSAs relate are set out in the Hampshire Minerals and Waste Plan – October 2013, which forms part of the council's Development Plan.

Mitigate (biodiversity)

Measures to mitigate are ones taken which reduce negative impacts. Examples of mitigation measures include changes to project design, construction methods or the timing of work, or enhancing or restoring other interests or areas on a site so its overall ecological value is retained.

National Planning Policy Framework (NPPF)

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

Neighbourhood Development Order

An Order made by a local planning authority (under the Town and Country Planning Act 1990) through which parish councils and neighbourhood forums can grant permission for a specific development proposal or classes of development.

Neighbourhood Plans

The Localism Act proposes new powers for communities to influence planning decisions in their area. Neighbourhood plans will be vehicles for communities to be able to propose land use and development, but these must be in line with the development plan of the local planning authority

Net gain (biodiversity)

A sustained increase in the numbers or extent of a species or habitat in a targeted locality following a specified resource intervention.

Nursing Home

See Care home

Office for Nuclear Regulation (ONR)

An agency of the Health and Safety Executive which is responsible for all nuclear sector regulation across the United Kingdom.

Open Space

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



Planning Obligation

Planning obligations provide a means through Section 106 agreements to enable development proposals to meet the needs of the local community by securing developer contributions towards the provision of community infrastructure, affordable housing and services.

Policy

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

Previously Developed Land

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

The definition includes defence buildings, but excludes:

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

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

Primary Shopping Area

Area where retail development is concentrated. The extent of the primary shopping area is defined on the Policies Map.

Policies Map

A map of the borough showing the Local Plan's proposals and where policies apply.

Regeneration

The holistic process of reversing economic, social and physical decline in an area in order to provide demonstrable benefits to the local community. It involves the council working with many partners including local communities, housing associations, the police, schools and the county council.

Registered Providers

Registered Providers are government funded not-for-profit organisations that provide affordable housing. They include housing associations, trusts and cooperatives. They work with local authorities to provide homes for people meeting the affordable homes criteria. As well as developing land and building homes, they undertake a landlord function by maintaining properties and collecting rent.

Renewable/Low Carbon Energy

Renewable energy covers energy which comes from natural resources such as sunlight, wind, rain, tides, and geothermal heat, which are renewable (naturally replenished) and not derived from fossil or nuclear fuel. Low carbon technologies are those that can help reduce emissions (compared to conventional use of fossil fuels).

Renewable and low-carbon energy supplies include biomass and energy crops, combined heat and power, ground-source and air-source heat pumps, energy-from-waste, photovoltaic generation, and wind generation.

Retirement communities

Continuing Care Retirement Communities (CCRC), sometime referred to as 'Retirement Villages', are described by the Department of Health as large-scale extra care housing, comprising 'an all-embracing', comprehensive alternative to both sheltered housing and residential care providing for a whole range of needs and individual circumstances'. CCRCs have all the usual features of extra care housing together with a commitment to supporting the vast majority of people in that community irrespective of needs. They comprise groups of self-contained properties designed for older people all on one site. Care and support are available at a sufficiently high level to allow people to remain at home despite frailty, periods off ill health or some disabilities, and often without the need to move to residential care.

These are similar to extra care housing and are an alternative to a room in a care home. Retirement communities may also provide a care home with nursing and residential support and some include specially designed apartments for couples where a person has dementia.

River Basin Management Plans (RBMP)

These are plans that set out the environmental objectives for all the water bodies within a river basin district and how they will be achieved. The plans are based upon a detailed analysis of the pressures on the water bodies and an assessment of their impacts, and must be reviewed and updated every six years.

Scheduled Monuments

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



Section 106 Agreement

A legal agreement, under Section 106 of the Town and Country Planning Act 1990, between a local authority and a landowner, to regulate the development or use of land in a way that cannot effectively be controlled by planning conditions. This may be used to secure benefits or financial contributions, such as for the provision of community facilities, play space or transport related improvements.

Sense of Place

Creating somewhere that is recognisably distinct but simultaneously strengthens local distinctiveness.

Sequential Approach

A systematic approach which aims to focus new economic growth and the development of main Town Centre uses within existing centres in the interests of vitality and viability. This is defined in greater detail in national guidance.

Sequential Test

A test based on flood risk, which should be applied at all stages of planning in order to steer new development to areas at the lowest probability of flooding.

Settlement

A settlement typically consists of a village, comprised of more than a group of houses, or farmstead, including at least one service or facility, such as a village hall, public house or school.

Settlement Policy Boundary (SPB)

Boundary surrounding a settlement which separates the main built-up area from the open countryside. In general there is a presumption in favour of development within the Settlement Policy Boundary. Outside of an SPB is defined as open Countryside, (please see definition of Countryside), where development is more tightly controlled

Sheltered Accommodation

Sheltered accommodation is specifically designed for older people with access to the assistance of a warden, alarm systems in times of emergency and the advantages of social activities and companionship. Each unit has its own front door and can be part of a large complex with communal facilities such as a lounge, laundry, guest room and gardens, whilst others are groups of flats or bungalows sometimes with small individual gardens. Accommodation can be for a couple or single people and can be privately owned or affordable.

Significance (in relation to a Heritage Asset)

The significance of a heritage asset is the sum of its architectural, historic, artistic or archaeological interest.

Sites of Importance for Nature Conservation (SINCs)

Non-statutory wildlife site designated for their habitat and/or species interests against a set of criteria developed by Hampshire County Council, Natural England and the Hampshire and Isle of Wight Wildlife Trust. SINCs are put forward for selection and review by the Hampshire Biodiversity Information Centre on behalf of Basingstoke and Deane Borough Council.

Sites of Special Scientific Interest (SSSI)

Sites designated under the Wildlife and Countryside Act 1981 (as amended) for their outstanding interests in respect of flora, fauna, geology and/or limnology.

Small and Medium Sized Enterprises (SME)

A small business, which has no single definition - it can be based on the number of employees, turnover, balance sheet information or audit thresholds. Some definitions are based on a maximum of 250 employees.

Social Rented Housing

Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency as a condition of grant.

Source Protection Zones

Areas defined by the Environment Agency for groundwater sources such as wells, boreholes and springs used for public water drinking supply. They show the risk of contamination from any activities that might cause pollution in the area.

Special Protection Area (SPA)

European designated sites which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds. The Thames Basin Heaths SPA includes areas of heathland across Surrey, Hampshire and Berkshire. Part of the 5km buffer zone around this SPA covers the north east of the borough.



Stepping Stone

In relation to biodiversity, a stepping stone is an ecologically suitable patch or landscape feature where a species can temporarily stop while moving along a route important for their migration, dispersal and/or genetic exchange.

Statement of Community Involvement (SCI)

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

Strategic Flood Risk Assessment (SFRA)

The council has completed a SFRA in conjunction with the Environment Agency and the local water companies which provides information on the probability of flooding, such as that from groundwater sources and sewers. The SFRA is used to ensure that, in allocating land or determining applications, development is located in areas at lowest risk of flooding.

Strategic Gaps

Areas between towns and villages that have been defined to prevent the coalescence of settlements. The council and local community attach great importance to the function of these areas as a means of maintaining individual settlement identity.

Strategic Housing Land Availability Assessment (SHLAA)

The primary purpose of the SHLAA is to:

- identify sites with the potential for housing
- assess how many homes they could provide and
- assess when they could be developed.

The SHLAA is an important evidence source to inform plan-making, but does not in itself determine whether a site should be allocated for housing development.

Strategic Housing Market Assessment (SHMA)

A Strategic Housing Market Assessment is a requirement of the NPPF and should:

- estimate housing need and demand in terms of affordable and market housing
- determine how the distribution of need and demand varies across the plan area, for example, as between the urban and rural areas

- consider future demographic trends and identify the accommodation requirements of specific groups.

Strategic Plan for Sport and Recreation

The council has developed a Strategic Plan for Sport and Recreation to 2025 to ensure residents have access to a range of facilities that meet their needs, now and in the future.

Suitable Alternative Natural Green Space (SANGS)

Green space that is of a quality and type suitable to provide alternative green space to divert visitors from visiting the Thames Basin Heaths Special Protection Area.

Supplementary Planning Document (SPD) and Supplementary Planning Guidance (SPG)

Non-statutory guidance on specific or sensitive planning issues which adds detail to policies in the Local Plan, and which has been the subject of public consultation.

Surface Water Management Plan

A plan which outlines the preferred surface water management strategy in a given location. In this context surface water flooding describes flooding from sewers, drains, groundwater, and run-off from land, small water courses and ditches that occurs as a result of heavy rainfall.

Sustainability Appraisal (SA)

A tool for appraising policies to ensure that they reflect sustainable development objectives (i.e. economic, social and environmental factors). It incorporates Sustainable Environmental Assessment (SEA). Sustainability Appraisal is required under the Planning and Compulsory Purchase Act 2004, to be carried out on all Development Plan Documents.

Sustainable Community Strategy (SCS)

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

Sustainable Development

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



Sustainable Urban Drainage Systems (SUDS)

The term Sustainable Urban Drainage Systems (SUDS) covers the range of drainage elements for managing surface water in a way which is more sympathetic to the natural and human environment than conventional below-ground drainage systems. This can include:

- source control measures including rainwater recycling and drainage
- infiltration devices to allow water to soak into the ground, that can include individual soakaways and communal facilities
- filter strips and swales, which are vegetated features that hold and drain water downhill mimicking natural drainage patterns
- filter drains and porous pavements to allow rainwater and run-off to infiltrate into permeable material below ground and provide storage if needed, and
- basins and ponds to hold excess water after rain and allow controlled discharge that avoids flooding.

Tenure

Housing tenure describes the status under which people occupy their accommodation. The most common forms of tenure are home-ownership and renting.

Town Access Plan (TAP)

The Basingstoke Town Access Plan was developed by Hampshire County Council and Basingstoke and Deane Borough Council and identifies measures/schemes within an action plan to improve access to facilities and services within the town. The document was formally adopted by the county council in January 2012.

Town Centre

Defined area, including the primary shopping area and areas of predominantly leisure, business and other main town centre uses within or adjacent to the primary shopping area. Basingstoke has a defined town centre, as indicated on the Policies Map.

Transit Sites

Sites made available for Gypsies and Travellers who need to temporarily stop. There are limits on how long families can stay on these sites which is normally between 28 days and 3 months. Transit sites are generally used by families who have been evicted from their previous accommodation and are looking for a new place to live.

Transport Assessment

A study of the patterns of movement around the borough by all modes of transport, which looks at how these affect the traffic flows along the road network. It forms part of the evidence base for the Local Plan.

Travel Plans

A Travel Plan is a travel management strategy for a site, group of sites or organisation. It contains a package of measures designed to offer a choice of travel modes and encourage travelling in a more sustainable way.

Urban Character Study

This provides a description of the key characteristics of the residential areas of Basingstoke, outside of the conservation areas. It helps to inform decisions on the types of change an area can accommodate without losing its distinctiveness.

Viability

A financial appraisal of the profit or loss arising from a proposed development, taking into account the estimated value of a scheme when completed and the building cost and other development costs incurred in delivering a scheme.

Village Design Statements (VDS)

A Village Design Statement is a practical tool to help influence decisions on design and development, that is developed, researched, written, and edited by local people and is considered representative of the views of the village as a whole.

Windfall Development

Sites not identified in the Local Plan for any particular use which become available for development during the Local Plan period. Normally consists of infill sites, disused land or sites currently in another use which becomes available.



Appendix 4 – Adopted Standards

Adopted Green Space Standards (July 2013)

Maximum Distance Thresholds

Multi-functional Green Space (MFGS) made up of: <ul style="list-style-type: none"> • Amenity Green Space (including informal play space and kickabout) • Accessible Natural Green Space • Parks. 	5mins (300m walking) 10mins (600m walking, 1500m cycling) 15mins (900m walking, 2250m cycling, 5625m car)
Equipped play areas	10mins (600m walking) to nearest facility
Allotments	10 mins (600m walking, 1500m cycling, 3750m by car)

Quantity Standard

Multi-functional Green Space (MFGS) made up of: <ul style="list-style-type: none"> • Amenity Green Space (including informal play space and kickabout) • Accessible Natural Green Space • Parks • Green corridors and buffers • Important biodiversity sites and landscape features. 	65m ² per person (in/adjacent to Basingstoke) 32m ² per person (rural)
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Absolute Minimum Requirement

Multi-functional Green Space (MFGS) made up of: <ul style="list-style-type: none"> • Amenity Green Space (including informal play space and kickabout) • Accessible Natural Green Space • Parks. 	20m ² per person (all areas)
Equipped play areas	0.5m ² per person (all areas)
Allotments	3.4m ² per person (all areas)

Minimum Sizes

Multi-functional Green Space	0.2ha (2000m ²) with no dimension less than 15m
Neighbourhood Parks	2ha
Strategic equipped play areas including provision for teenagers	1250m ² in/adjacent to Basingstoke
Neighbourhood equipped play areas including provision for teenagers	750m ² in/adjacent to Basingstoke 1000m ² in rural settlements to allow for the lack of strategic sites
Local equipped play areas	300m ² in/adjacent to Basingstoke 450m ² in rural settlements to allow for the lack of strategic sites
Allotments	10 plots (approx. 1375m ²) min 5 rods

Sport and Recreation Standards

Type of provision	Facility Catchment	Minimum Quantity standard	Minimum Quality Standard	Accessibility (driving travel time)
Swimming pools	Borough wide	0.06 sq m of pool building per person	25m x 4 lanes with reception, storage, changing village and car parking	20 minutes
Indoor Sports Halls / Leisure Centre	Settlement clusters	0.1 sq m of indoor sports building per person	4 badminton court hall with reception, storage, changing rooms and car parking	20 minutes
Ice Rink	Borough wide	No minimum quantity	Where provided... 1 full size rink with spectator seating, ancillary areas and car parking	No maximum drive time
Indoor Tennis Centre	Borough wide	No minimum quantity	No minimum quality standard	20 minutes
Indoor bowls	Borough wide	No minimum quantity	Where provided 6 lanes, changing and social facilities, car parking	No maximum drive time
Gymnastics Centre	Borough wide	No minimum quantity	Where provided... multi-disciplinary spaces, storage, changing rooms, car parking	No maximum drive time
Health and fitness/gyms	Settlement clusters	0.1 sq m of indoor sports building per person	Inclusive Fitness Initiative (IFI) accredited gym	15 minutes
Athletics Tracks	Borough wide	0.064 sq m of synthetic surface per person	Where provided 8 lanes, changing and social facilities, car parking	20 minutes



Artificial Turf Pitches	Settlement clusters	0.4 sq m per person	Full size for football, hockey or rugby with changing rooms, floodlighting	20 minutes
Grass playing fields	Neighbourhood	9.3 sq m per person	Conforms to sport governing body standards for pitch and changing rooms, no single pitch sites, social space	15 minutes
Outdoor Tennis/ Netball courts	Neighbourhood	0.5 sq m per person	Conforms to sport governing body standards, fully enclosed, floodlighting	10 minutes
Outdoor Bowling Greens	Neighbourhood	0.5 sq m per person	6 rinks, changing and social facilities	10 minutes
Golf Courses/ Driving ranges	Borough wide	No minimum quantity	No minimum quality standard	20 minutes
Multi Use games areas	Neighbourhood	Referenced in Green Infrastructure Policy	Referenced in Green Infrastructure Policy	Referenced in Green Infrastructure Policy
Water based facilities	Borough wide	No minimum quantity	Where provided... storage, changing rooms, car parking, social facilities	No maximum drive time

Appendix 5 – Masterplan and Development Brief Protocol

1. The Purpose of the Masterplanning Protocol

- 1.1 The Basingstoke and Deane Local Plan allocates a number of sites for housing development which require a masterplan or development brief. This will ensure that:
 - a) The objectives and policies of the Local Plan are applied to the allocation site in order to deliver the best possible economic, social and environmental benefits.
 - b) Development takes full account of the constraints of the site and neighbouring area.
 - c) A high quality scheme is delivered with all the necessary infrastructure in place.
 - d) There is full engagement with local residents and other stakeholders.
 - e) Schemes are coordinated with other development proposals in the area.
- 1.2 This Protocol provides an overview of the commitments of the council and the developer or landowner to producing a masterplan, or development brief where appropriate, for these sites. The masterplan must be approved by the council prior to the submission of a planning application.

2. What development sites does this Protocol apply to?

- 2.1 Masterplans are to be produced for a number of the housing sites allocated for development in Policy SS3 - Greenfield Site Allocations of the Local Plan, and as set out in the relevant individual site policies. Masterplans are also to be produced for those sites which come forward in accordance with Policy SS2 - Regeneration.

3. Who prepares the Masterplan?

- 3.1 The masterplan is to be prepared by the council or by developers or landowners in consultation with the council.

4. Content of the Masterplan

- 4.1 A masterplan will typically address the following topics, although the content will vary depending on the specific characteristics of each site.

4.2 Context of the Masterplan:

- a) National policy context: National Planning Policy Framework.
- b) Local policy context: Local Plan; Neighbourhood Plans; Supplementary Planning Documents; Infrastructure Delivery Plan; Village Design Statements; other relevant local policy documents e.g. Housing Strategy.



- c) Issues and constraints affecting the site and local area: transport network including highway capacity, public transport, cycle and pedestrian networks; conservation areas and listed buildings; landscape; ecology; trees; the valued local character of buildings in the area; flooding; noise sources; infrastructure such as education, community facilities, open space and sport and provision, sewerage, utilities, water quality.

4.3 Masterplan Development:

- a) Identification of baseline information needed to progress the masterplan.
- b) Identification of key agencies, stakeholders and local groups whose input is needed to progress the masterplan.
- c) Primary objectives for development.
- d) The development and property market.
- e) Identification of issues and opportunities.
- f) Options for development.
- g) Methods of community involvement.
- h) Timetable for the preparation of the masterplan.

4.4 The Masterplan:

- a) The preferred approach.
- b) Development objectives.
- c) How key policy objectives are being met such as through the provision of affordable housing and a housing mix.
- d) General location of housing within the site.
- e) General location of other key uses such as open space and, where appropriate, community facilities, sports provision and schools.
- f) Demonstration of how key constraints have been safeguarded such as: high quality trees and landscape features; views into, within and out of the site; features of ecological and conservation value; protection from noise sources.
- g) Defines the network of movement patterns for pedestrians, cyclists, cars, public transport, service and refuse vehicles.
- h) The approach to parking provision and refuse collection.
- i) Guidance on the design, scale, massing, density and siting of buildings and how they address local distinctiveness.
- j) Guidance on sustainable development and construction.
- k) Guidance on landscape structure, streets and other public and open spaces.
- l) How the scheme integrates with the surrounding neighbourhoods and any other planned developments.
- m) How the infrastructure for the development such as highways, schools, and community facilities is to be funded and provided through the use of Community Infrastructure Levy (CIL) or direct provision through legal agreements.
- n) Which off-site contributions to local infrastructure are to be made.

4.5 Consultation with the local community:

- a) How the local community, such as parish councils, local residents, and amenity groups, has been consulted, and how their views have been taken into account, in the preparation of the masterplan.
- b) Different levels of community consultation will be required depending on the scale and complexity of the development, to be agreed with the council. For example, for smaller housing schemes it may suffice for there to be consultation with specific groups on key local issues followed by a wider consultation on a draft masterplan. For larger and more complex schemes, it will be necessary to undertake more extensive and frequent consultations including, for example, on issues and options for development in advance of the selection of a preferred approach.
- c) Explanation of how the production of the masterplan, where appropriate, has complied with the council's Statement of Community Involvement.

4.6 Implementation:

- a) Timetable for the delivery of the scheme and associated infrastructure.
- b) Phasing of development.
- c) Funding of development and infrastructure.
- d) A risk assessment of how economic, infrastructure and other factors may delay implementation and how these may be mitigated.

5. Status of the Masterplan

- 5.1 The masterplan will be formally approved by the council as a material planning consideration. The masterplan will have the status of a council policy document.

6. Production of the Masterplan

- 6.1 The masterplan will be produced in accordance with the following requirements whether it is prepared by the council or the developer or landowner.
 - a) A timetable for the preparation of the masterplan is to be agreed between the council and the developer or landowner.
 - b) The masterplan will be approved prior to the submission of a planning application.
 - c) The preparation, public consultation and content of the masterplan will be in accordance with the advice given in this Protocol unless otherwise agreed by the council and developer or landowner.
 - d) The council and landowner or developer will provide timely advice in response to requests for information to enable the preparation of the masterplan. This will involve advice being given by all relevant officers in the council. The council will give timely consideration to the draft and final versions of a masterplan.
 - e) The draft and final versions of the masterplan will be submitted for consideration by officers and members of the council.



Appendix 6 – Policy relationship with Saved Local Plan policies

The following table identifies which 'saved' policies of the Basingstoke and Deane Borough Local Plan 1996 – 2011 are replaced by the Basingstoke and Deane Local Plan 2011- 2029. The following policies are replaced by a policy in the Local Plan, or are no longer 'saved'.

Saved Local Plan policy	Title	Replaced by the Local Plan	Further Information
D2	Phasing of Residential Development	Yes	Local Plan Policy SS4
D3	Schedule of Proposed Allocations	Yes	Local Plan Policy SS3
D3.1	Land North of Popley, Basingstoke	No - deleted	Policy no longer saved and is deleted.
D3.2	Popley Fields, Basingstoke	No - deleted	Policy no longer saved and is deleted.
D3.3	John Hunt School site, Basingstoke	No - deleted	Policy no longer saved and is deleted.
D3.4	West Ham Lane, Basingstoke	No - deleted	Policy no longer saved and is deleted.
D3.5	Aldermaston Road Triangle, Basingstoke	No - deleted	Policy no longer saved and is deleted.
D3.7	Remainder of Taylors Farm, Chineham	No - deleted	Policy no longer saved and is deleted.
D3.8	Old Kempshott Lane, Basingstoke	No - deleted	Policy no longer saved and is deleted.
D3.9	A339 Newbury Road Trumpet Junction, Basingstoke	No - deleted	Policy no longer saved and is deleted.
D3.10	Former Allotment Site, North of Churchill Way West, Basingstoke	No - deleted	Policy no longer saved and is deleted.
D3.11	Land North of Former Park Prewett Hospital, Basingstoke	No - deleted	Policy no longer saved and is deleted.
D3.12	South View, Basingstoke	No - deleted	Policy no longer saved and is deleted.
D3.14	Chineham Railway Station, Cufaude Lane	Yes	Local Plan policy SS10
D3.15	Foxdown, Overton	No - deleted	Policy no longer saved and is deleted.
D3.16	Land between Mulfords Hill and Silchester Road, Tadley	No - deleted	Policy no longer saved and is deleted.
D3.17	Boundary Hall site, Tadley	No - deleted	Policy no longer saved and is deleted.

D3.18	Industrial Premises, Evingar Road, Whitchurch	No - deleted	Policy no longer saved and is deleted.
D3.19	Park View, Whitchurch	No - deleted	Policy no longer saved and is deleted.
D3.20	Station Car Park, Whitchurch	Yes	Local Plan policy SS11
D3.21	Ardglen, Whitchurch	No - deleted	Policy no longer saved and is deleted.
D4	Sub-division and Loss of Dwellings	No-deleted	Policy no longer saved and is deleted.
D5	Residential and Other Development within Settlements	Yes	Local Plan policy SS1 and EP2
D6	New Residential Accommodation in the Countryside	Yes	Local Plan policy SS6
D8	Rural Exceptions	Yes	Local Plan policy CN2
D9	Rural Brownfield Sites	Yes	Local Plan policies SS6, EP4 and EP5.
E1	Development Control	Yes	Local Plan policy EM1, CN9, EM9, EM10 and EM12.
E2	Buildings of Historic or Architectural Interest	Yes	Local Plan policy EM11
E3	Areas of Areas of Architectural or Historic Interest	Yes	Local Plan policy EM11
E6	Landscape Character	Yes	Local Plan policy EM1
E7	Nature / Biodiversity Conservation	Yes	Local Plan policy EM2
EC1	Employment Areas	Yes	Local Plan policy EP1 and EP2
EC2	Re-Use of Employment Sites	Yes	Local Plan policy EP2
EC3	Office and Hi-Tech Employment Uses	Yes	Local Plan policy EP1
EC4	Loss of Local Employment Opportunities	Yes	Local Plan policy EP2
EC5	Live / Work Units	No - deleted	Policy no longer saved and is deleted.
EC6	The Re-Use of Buildings in the Countryside	Yes	Local Plan policies SS6, EP4 and EP5
EC7	Farm Diversification	Yes	Local Plan policy EP4
EC8	Rural Tourism	Yes	Local Plan policy EP5
EC10	A3, A4 and A5 Food and Drink	Yes	Local Plan policy EP3
EC11	Hotels	Yes	Local Plan policy EP3
C1	Section 106 Contributions	Yes	Local Plan policy CN6
C2	Affordable Housing	Yes	Local Plan policy CN1
C3	Housing Mix	Yes	Local Plan policy CN3
C4	Housing for the Elderly and those with Special Needs	Yes	Local Plan policy CN4
C5	Gypsy Sites / Travelling	Yes	Local Plan policy CN5



	Showpeople		
C6	Exceptions Policy for the Provision of Facilities within Settlement Policy Boundaries	No - deleted	Policy no longer saved and is deleted.
C7	The Protection, Enhancement and Replacement of Existing Leisure and Community Facilities or Open Space	Yes	Local Plan policies CN7, CN8 and EM5
C8	Protection of Essential Services	Yes	Local Plan policy CN7
C9	New Leisure Facilities or Open Spaces	Yes	Local Plan policies CN8 and EM5
A1	Car Parking	Yes	Local Plan policies CN9 and EM10
A2	Encouraging Walking, Cycling and the Use of Public Transport	Yes	Local Plan policy CN9
A3	Infrastructure Improvements	Yes	Local Plan policy CN6
A4	Telecommunications Development	No - deleted	Policy no longer saved and is deleted. Addressed at a national level
A5	Recycling	No - deleted	Policy no longer saved and is deleted.
A6	Renewable Energy	Yes	Local Plan policies EM8 and EM10
A7	Water and Sewerage Infrastructure	Yes	Local Plan policy CN6

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