

Policy SS3.9 – East of Basingstoke

This 67.8 hectare site to the east of Basingstoke and adjacent to site SS3.7 will deliver a high quality mixed-use development that will:

- a) Make provision for approximately 450 dwellings;
- b) In addition to the mix of dwelling sizes and types, make provision for a proportion of self-build units and also, in conjunction with other sites, a permanent, pitch/plot provision to meet identified accommodation needs of Gypsies, Travellers and Travelling Showpeople in the borough, such needs being identified in the council's Gypsy and Traveller Accommodation Assessment (and any updates);
- c) Include the provision of social and physical infrastructure, including a community centre, local shopping facilities, sports facilities including playing pitches, and a two form entry primary school, if required by the Local Education Authority⁶;
- d) Respond positively to the special characteristics and sensitivities of the landscape, ensuring that the density, heights and layouts of buildings on the higher ground to the south and north of the site minimise any visual impacts on this prominent location;
- e) Respect and provide appropriate buffering to the historic Park Pale feature on the western boundary of the site;
- f) Conserve and enhance the architectural and historic significance of the Old Basing Conservation Area and nearby listed buildings, including the grade II listed Lodge Farm, including their setting, and ensure sufficient mitigation measures are provided when required;
- g) Avoid development and points of access in the small areas of the site within flood zones 2 and 3, and ensure that detailed masterplanning considers scope for expansion of the floodplains;
- h) Include measures to mitigate the impact of development on the local road network including improvements to the A33 corridor, with appropriate access to the adjacent site at Redlands, and measures to ensure safe and convenient access for all road-users, including vehicles accessing the adjacent incinerator and sewerage treatment works;
- i) Include measures to improve accessibility by non-car transport modes including the provision of internal walking and cycle routes linked to existing external routes including the Public Right of Way network and the Strategic Cycle Network with direct cycle access to the town centre and the provision of public transport from the outset;
- j) Include appropriate open space / green infrastructure, including allotments, to meet local needs in line with the council's adopted standards, ensuring that all open space is provided on site and opportunities to enhance Petty's Brook are utilised, provide links to and assist in the delivery of the adjoining green infrastructure network and mitigate the increased recreational pressure on nearby sensitive wildlife sites and Sites of Importance for Nature Conservation, with buffering to Pettys Brook;

⁶ The Local Education Authority (LEA) has identified a need for additional primary school places to serve new and existing communities in the eastern areas of Basingstoke and has requested that provision is made to meet this requirement on both SS3.8 and SS3.9. The LEA expect to require only one of these additional schools and will be able to confirm their exact requirements, based on pupil forecasting once other development in the vicinity is delivered, when future masterplanning is carried out.



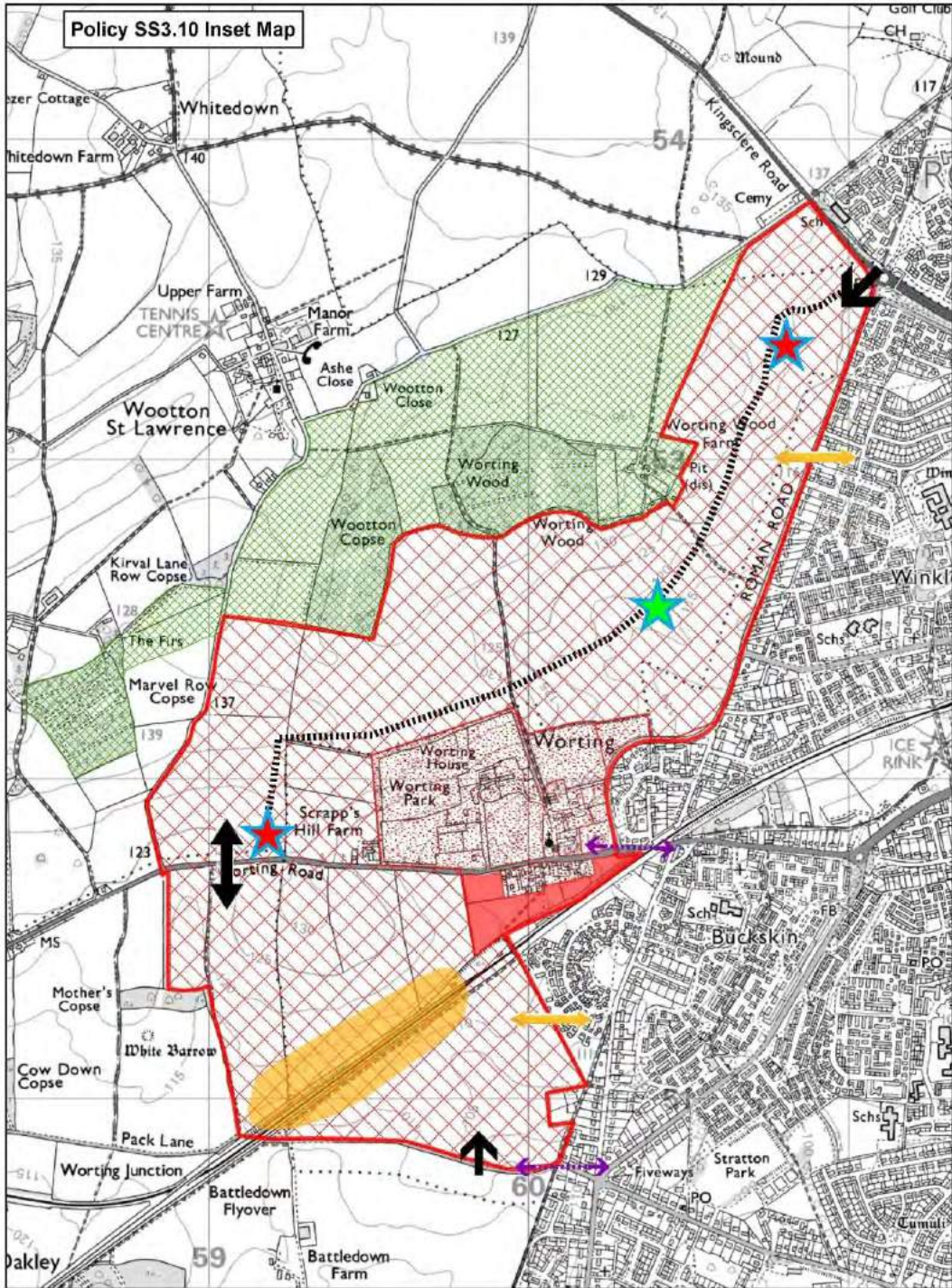
- k) Creation of a substantial green buffer from the outset of the development, creating a strong and defensible boundary between the site and the open countryside;
- l) Avoid or mitigate direct and indirect adverse impacts on key species and habitats including adjacent ancient woodland Sites of Importance for Nature Conservation, Petty's Brook and natural flood zones. This will be achieved through adequate buffering of natural features and habitats and on-site mitigation and off-site compensation measures to ensure a net gain in biodiversity;
- m) Ensure that renewable and low carbon energy technologies are harnessed for the site by utilising opportunities presented by the nearby incinerator and any opportunities this may have for CHP;
- n) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy;
- o) In light of the nearby incinerator and sewage treatment works ensure acceptable noise and odour standards can be met within homes and amenity areas, through the avoidance of noise sensitive areas and the preparation of comprehensive noise and odour impact assessments (in consultation with the utility provider) which inform layout decisions on this and the adjoining Redlands site;
- p) Ensure, through the joint masterplanning with the adjacent Redlands allocation (Policy SS3.7), that development is brought forward in a co-ordinated manner.

Development of this site will deliver homes and infrastructure in the period 2018/19 to 2022/23, in accordance with the requirement to maintain a five year supply of deliverable housing sites. The site boundary as defined on the Policies Map has capacity for approximately 900 dwellings. A potential later phase for 450 dwellings may be delivered beyond the Plan period.

Manydown

4.55 Manydown will deliver a high quality, sustainable new development of approximately 3,400 new homes in this plan period. The proposals will be designed sensitively to respond to the site's opportunities and constraints, in particular its landscape and biodiversity context, heritage assets, and relationship with existing communities. The details will be worked up through extensive engagement with the local community and deliver a range of amenities to new and existing residents alike. The wider Manydown site offers longer term potential for further development and as a component of this, consideration should be given to the future provision of a western by-pass connecting the A339 and junction 7 of the M3. In undertaking master-planning of the wider Manydown area, regard should be given to safeguarding land for crossing the railway line, as identified on the Inset Map, and the need to avoid prejudicing the delivery of the current proposed housing.

NOT TO SCALE: FOR ILLUSTRATIVE PURPOSES ONLY



Key

- Site Allocation Boundary
- Country Park
- Site with planning permission (2016/17 - 18/19)
- Phase 1 (2017/18 - 20/21)
- Phase 2 (2018/19 - 28/29)
- Indicative area in which land will be safeguarded for railway crossing
- Indicative pedestrian and cycling corridors
- Pedestrian and cycling links
- Principal Access
- Potential Link Road Location
- Primary School and Centre
- Secondary School and Centre

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Policy SS3.10 – Manydown, Basingstoke

This 290 hectare site lies to the west of Basingstoke and will deliver a high quality mixed-use development that will:

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

- l) Include measures to mitigate the impact of development on the local road network including improvements to the A339, Roman Road (and associated road junctions), the B3400, Pack Lane, and the road through Wootton St Lawrence with appropriate measures to maintain accessibility for existing residents and ensure safe and convenient access for all road-users;
- m) Include provision of a road through the land allocated for housing, from the A339 to the B3400, linking the proposed housing to the existing communities and to provide the ability to connect to potential future sites to the south, with the location and design of the road being determined through the master-planning process to achieve the optimum balance between movement and place-shaping. Land shall be safeguarded for a potential future crossing of the railway;
- n) Evaluate a range of options during the detailed master-planning phase for providing access to Manydown which aid permeability to and from the site in a manner that ensures proper consideration is given to a range of matters (e.g. rat-running) which potentially affect the quality of life for existing communities. In addition, there should be safe and convenient access from Winklebury by means of footpaths and cycle paths connecting to the Country Park.
- o) Include measures to improve accessibility by non-car transport modes including the provision of internal walking and cycling routes linked to existing external routes, the Public Rights of Way network and the Strategic Cycle Network, with direct cycle access to the town centre and the provision of public transport from the outset;
- p) Incorporate and/or promote renewable and low-carbon energy technologies;
- q) Ensure acceptable noise standards can be met within homes and amenity areas through suitable mitigation measures in light of the adjacent main roads and railway line;
- r) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy;
- s) Ensure that it does not prejudice the integration of future development at Manydown beyond the plan period. The policy map indicates the area subject to wider masterplanning;
- t) On the land south of the railway line and north of Pack Lane, development will be limited to a yield of up to 300 units, unless workable transport mitigation measures can be demonstrated to support a higher yield.

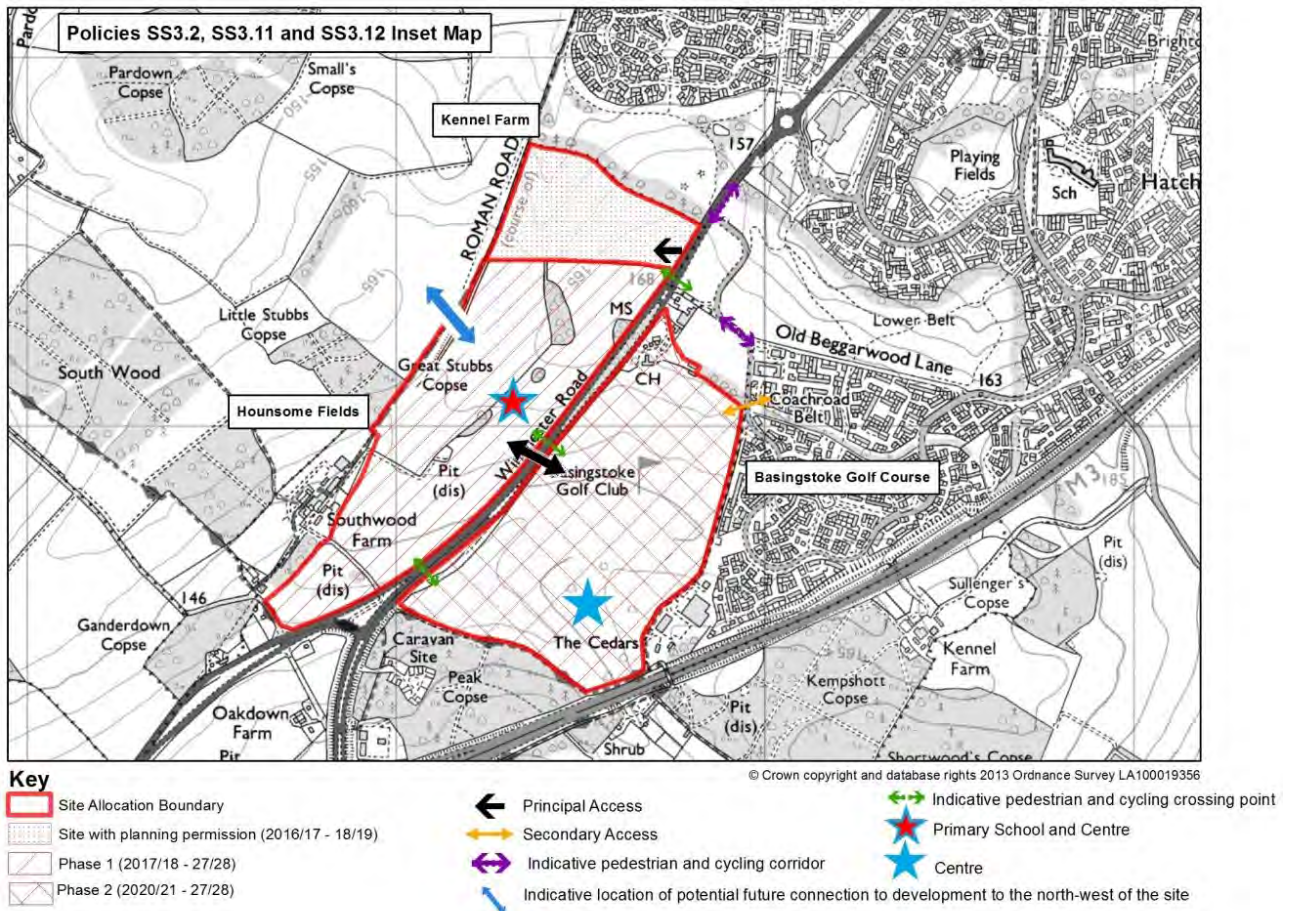
Development of this site will deliver homes and infrastructure in the period 2017/18 to 2028/29, in accordance with the requirement to maintain a five year supply of deliverable housing sites. Development will be informed through the preparation of a masterplan.

South-West Basingstoke

- 4.56 Approximately 2,060 new homes will be brought forward in south-west Basingstoke as part of a high quality, comprehensively planned, infrastructure-rich development. The sites will respect, respond to and enhance their landscape and biodiversity context and build upon the local green infrastructure assets to provide a high quality new gateway to the town.



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Policy SS3.11 – Basingstoke Golf Course

This 44.5 hectare site lies to the south west of Basingstoke and will deliver a high quality mixed-use development that will:

- a) Make provision for approximately 1,000 dwellings;
- b) In addition to the mix of dwelling sizes and types, make provision for a proportion of self-build units and also, in conjunction with other sites, a permanent, pitch/plot provision to meet identified accommodation needs of Gypsies, Travellers and Travelling Showpeople in the borough, such needs being identified in the council’s Gypsy and Traveller Accommodation Assessment (and any updates);
- c) Include the provision of social and physical infrastructure, including the provision of a community centre, local shopping facilities, and sports facilities including playing pitches with adequate land to meet the outdoor sports needs of both this site and the development on Housome Fields with an Infrastructure Delivery Strategy to demonstrate that the needs of the development sites in south-west Basingstoke have been comprehensively planned and will be met;
- d) Respond positively to the special characteristics and sensitivities of the landscape and respect its location, providing for integration with nearby residential areas;

- e) Avoid or mitigate direct and indirect adverse impacts on key species and habitats, including the adjacent Peak Copse Site of Importance for Nature Conservation through adequate buffering, ensuring the retention of key woodland areas and less managed grasslands and by mitigating and/or compensating any adverse impacts to ensure a net gain in biodiversity. Opportunities will be taken to create and enhance habitat connectivity between existing key habitats;
- f) Include measures to mitigate the impact of development on the local road network including improvements to the A30 corridor;
- g) Provide all-purpose vehicular accesses from both Winchester Road (A30) and Beggarwood Lane supported by emergency accesses, ensuring that the most appropriate location for access from the A30 is identified, taking into account the requirement to access Hounsome Fields (SS3.12);
- h) Prevent 'rat-running' through the site between Beggarwood Lane and Winchester Road (A30) by including measures and/or designing the road layout to discourage the passage of through traffic;
- i) Include measures to improve accessibility by non-car transport modes, including the provision of internal walking and cycling routes linked to existing external routes, the Public Rights of Way network, and the Strategic Cycle Network, with direct access to the town centre, and facilitating improved access towards Dummer, improving the links to the existing Winchester Road bus stops, and providing safe and convenient crossing points to facilities provided on Hounsome Fields (SS3.12);
- j) Ensure the provision of public transport from the outset;
- k) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy;
- l) Avoid development and points of access in the small area of the site within flood zone 2
- m) Include appropriate open space/green infrastructure, including allotments, to meet local needs in line with the council's adopted standards, providing links to the existing green infrastructure network;
- n) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures in light of the proximity of the site to the A30 and M3;
- o) Incorporate and/or promote renewable and low carbon energy technologies.
- p) Ensure, through joint masterplanning, and joint infrastructure planning, that it provides a comprehensive development with the Kennel Farm (policy SS3.2) and Hounsome Fields (policy SS3.12) allocations.

Development on site will deliver homes in the period 2020/21 to 2027/28, in accordance with the requirement to maintain a five year supply of deliverable housing sites. Development will be informed through the preparation of a masterplan.



Policy SS3.12 – Hounsome Fields

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

- a) Make provision for approximately 750 dwellings;
- b) In addition to the mix of dwelling sizes and types, make provision for a proportion of self-build units and also, in conjunction with other sites, a permanent, pitch/plot provision to meet identified accommodation needs of Gypsies, Travellers and Travelling Showpeople in the borough, such needs being identified in the council's Gypsy and Traveller Accommodation Assessment (and any updates);
- c) Include the provision of social and physical infrastructure, including the provision of a community centre, local shopping facilities, indoor sports facilities a three form entry primary school, and early years facilities, with an Infrastructure Delivery Strategy to demonstrate that the needs of the development sites in south-west Basingstoke, including outdoor sports, have been comprehensively planned and will be met.
- d) Respond positively to the special characteristics and sensitivities of the landscape, ensuring that the density, heights and layout of buildings respond positively to the site and its setting, create an attractive gateway into Basingstoke, and minimise any visual impact;
- e) Include a robust landscape strategy that creates a strong defensible boundary between the site and open countryside, respecting the Roman Road as a landscape feature and existing hedgerows and woodlands. The layout should incorporate the existing landscape structure within the proposal, reinforcing and extending the existing green infrastructure network within the site, ensuring that links are made with the green infrastructure network outside the site;
- f) Avoid or mitigate direct and indirect adverse impacts on key species and habitats, including nearby Sites of Importance for Nature Conservation (SINCs) through adequate buffering, ensuring the retention of key woodland areas and by mitigating and/or compensating any adverse impacts to ensure a net gain in biodiversity. Opportunities will be taken to create and enhance habitat connectivity between existing key habitats;
- g) Conserve and enhance the architectural and historic significance of the Grade II listed Southwood Farmhouse and its setting, which lies close to the south western boundary of the site, subject to allowing a sufficient landscape buffer to preserve a sense of the rural setting and context of the listed building, and ensuring that adequate mitigation measures to protect its setting are put in place;
- h) Include measures to mitigate the impact of development on the local road network including improvements to the A30 corridor;
- i) Provide all-purpose vehicular accesses from the Winchester Road (A30), ensuring that the most appropriate location for this is identified, taking into account the requirement to provide vehicular access to site SS3.11 (Basingstoke Golf Course);
- j) Include measures to improve accessibility by non-car transport modes, including the provision of internal walking and cycling routes linked to existing external routes, the Public Rights of Way network and the Strategic Cycle Network, with direct access to the town centre and facilitating improved access towards Dummer, improving the

- links to the existing Winchester Road bus stops and providing safe and convenient crossing points for the A30;
- k) Ensure the provision of public transport from the outset;
 - l) Make provision for vehicular access requirements that may be needed to serve future development to the north-west of the site;
 - m) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy;
 - n) Avoid development and points of access in the vicinity of the part of the site falling within flood zone 2;
 - o) Include appropriate open space/green infrastructure, including allotments, to meet local needs in line with the council's adopted standards, providing links to the existing green infrastructure network;
 - p) Ensure acceptable noise and air quality standards can be met within homes and amenity areas through suitable design and noise and air quality mitigation measures in light of the proximity of the site to the A30;
 - q) Incorporate and/or promote renewable and low carbon energy technologies;
 - r) Ensure, through joint masterplanning and joint infrastructure planning that it provides for a comprehensive development with the Kennel Farm (policy SS3.2) and Basingstoke Golf Course (policy SS3.11) allocations.

Development on site will deliver homes in the period 2017/18 to 2027/28, in accordance with the requirement to maintain a five year supply of deliverable housing sites.

- 4.57 Policy SS3 lists the Greenfield allocations, with separate individual policies for each of the allocations, describing in detail the development that will take place. Sites have been selected through a careful site assessment and detailed testing through the sustainability appraisal process. The allocations are defined on the Policies Maps. The allocations, in conjunction with other sources of supply outlined elsewhere in the plan, offer a 15 year supply of housing sites and allow for a small contingency to account for any delays in respect of sites not being available to come forward at the time envisaged.
- 4.58 Development proposals will be required to take into account the key issues identified for each site, and are expected to come forward in line with the phasing outlined, in order to provide a five year supply of sites. Development briefs or masterplans will be prepared in conjunction with the landowner, through consultation with the local community and service providers to guide subsequent planning applications, where appropriate. These will describe the key issues for each site and establish more detail on the types and location of development.
- 4.59 All development proposals for each of the sites will make provision for the required infrastructure to support and sustain the development in accordance with Policy CN6 (the infrastructure policy).

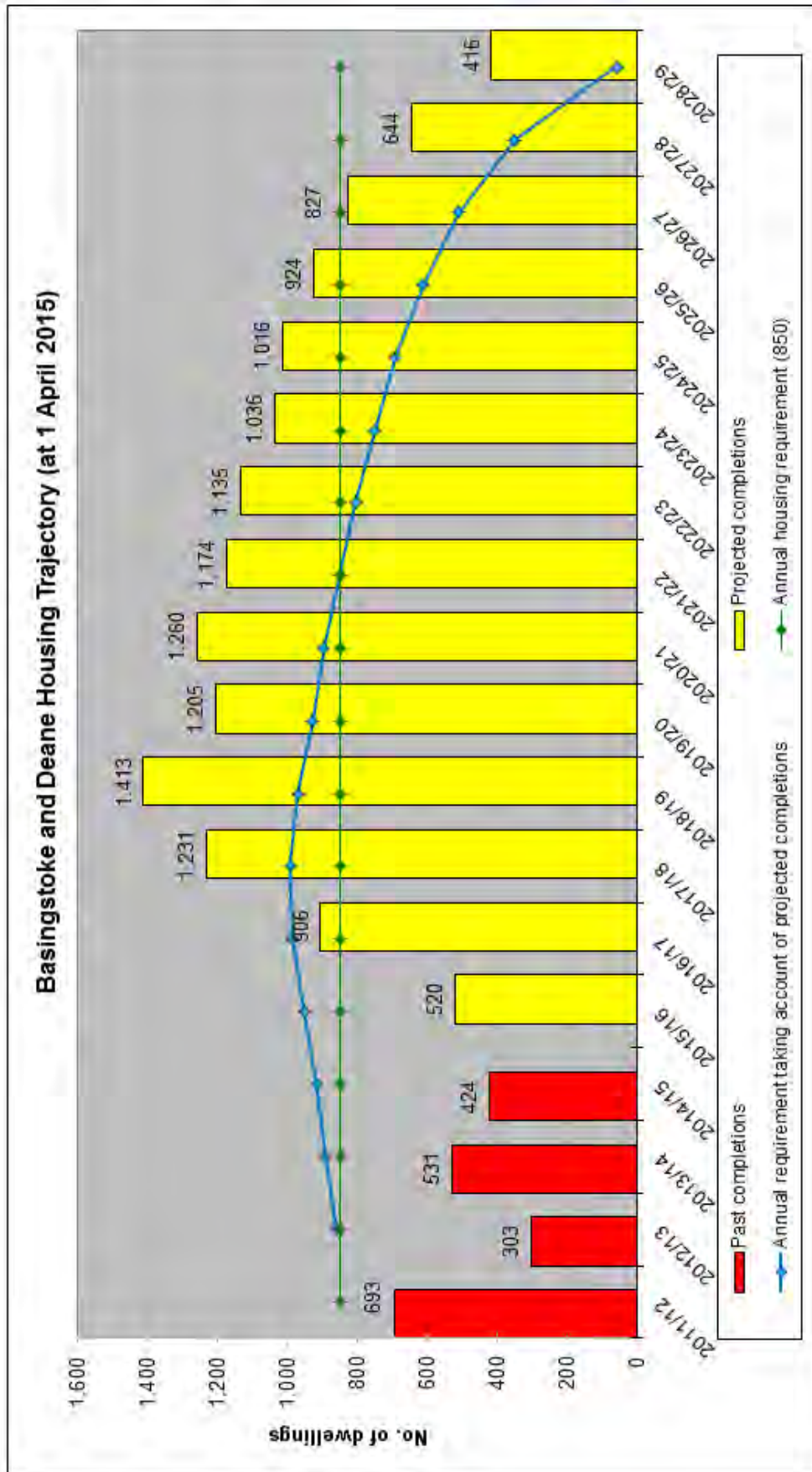


Policy SS4 - Ensuring a supply of deliverable sites

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

To take account of water quality matters in line with Policy EM6 and where monitoring indicates a likely deterioration in individual elements band status of the borough's water bodies, development proposals in affected areas will have to demonstrate that they would not exacerbate such deterioration in the relevant catchment. Intervention mechanisms will be required to improve the quality of the relevant catchment prior to the release of any further allocated sites or granting of planning permissions.

- 4.60 Policy SS4 establishes the framework for the release of the allocated sites identified in the Local Plan and the approach for bringing forward those sites identified in the latter half of the Local Plan period. It is recognised that, given the size of the sites identified for the later phases of the plan period, it will be necessary to undertake masterplanning, consultation and investigations into specific infrastructure requirements in advance of the completion of sites identified for delivery in the early stages of the plan period. This will ensure that homes can be delivered in a timely manner and to provide a supply of sites.
- 4.61 Annual monitoring will be the primary means of considering whether the borough is able to provide a supply of deliverable sites. It will be necessary to take into account completions to date, in addition to the housing trajectory to form a view on this matter, which will influence the delivery of sites in the later phase of the plan period. The borough's housing trajectory at March 2015, is shown below. A review of the plan will be triggered where additional allocations are necessary for the borough's housing needs to be met, for example, as a result of the non-delivery or delayed delivery of a greenfield allocation.





- 4.62 Given local water quality issues, further development will also be dependent on the status of water bodies, and this will be considered through monitoring undertaken by the Environment Agency through the relevant River Basin Management Plan and annual monitoring information which will be reported through the council's annual monitoring. In the event that this indicates that the status of the borough's water bodies is likely to deteriorate in band status, development proposals in affected areas will have to demonstrate that they would not exacerbate deterioration in the relevant catchment. The council will work in partnership with the Environment Agency, the water companies and other relevant parties to identify the means of reversing the deterioration through appropriate intervention mechanisms prior to the release of any further allocated sites or granting of planning permissions.

Implementation and Monitoring

The policy will be implemented by:

- ensuring that there is a supportive approach to development on appropriate urban sites
- the determination of planning applications on relevant sites.

The policy will be monitored by:

- annual monitoring of housing completions and the preparation of a housing trajectory to set out how the borough will provide a five year supply of housing sites
- annual monitoring of water quality by the Environment Agency.

Policy SS5 – Neighbourhood Planning

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

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

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



A further 150 homes will need to be identified in areas outside of those listed above and it will be necessary to identify sites/opportunities to deliver at least 10 homes within and adjacent to each of the settlements with defined Settlement Policy Boundaries⁷.

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

The delivery of housing which meets the requirements of this policy will be monitored annually by the council to ensure the housing requirement is met and the council reserves the right to identify opportunities to address any shortfall through the DPD process. For the five named settlements, if a neighbourhood plan/neighbourhood development order (Regulation 16) has not been submitted by April 2017, the council will consider the need to allocate additional sites.

- 4.63 The council strongly supports the principle of Neighbourhood Planning, which includes the development of Neighbourhood Plans and Neighbourhood Development Orders, including Community Right to Build Orders. Neighbourhood planning offers local communities the opportunity to come together and agree on joint aspirations for their area, and consequently guide future development decisions. A number of local guides have been developed by the council to assist local communities through this process, including the Neighbourhood Planning Protocol (2013).
- 4.64 The council continues to support the preparation of Neighbourhood Plans across the borough, and 13 neighbourhood areas have been designated in the borough at time of publication. This includes parished areas where development levels have been set by the above policy. The council will work with these local communities to identify the most appropriate means of delivering the identified levels of development. The council will also support the development of suitable Neighbourhood Development Orders and Community Right to Build Orders which relate to a specific area of land.
- 4.65 Each of the policies in the Local Plan are strategic in nature and therefore all Neighbourhood Plans need to be in conformity with them, unless there is an agreed and significant local justification for an amended approach.
- 4.66 At least 750 homes will be delivered at the five named settlements through this policy, reflecting the size, characteristics, needs and sustainability credentials of these settlements. An additional 150 homes are expected to be delivered through Neighbourhood Planning across the remainder of the borough, outside of those settlements listed in the policy, Basingstoke Town and Tadley. At least ten homes will be delivered primarily within or adjacent to settlements with defined Settlement Policy Boundaries, in addition to other development outside of these areas where growth will reflect local needs and ambitions. Settlements with a defined Settlement Policy Boundary are listed below:

⁷ Excluding Basingstoke and Tadley.



- Ashford Hill
- Burghclere
- Cliddesden
- Dummer
- North Waltham
- Old Basing
- Preston Candover
- Sherfield on Loddon
- St. Mary Bourne
- Sherborne St John
- Tadley / Baughurst / Pamber Heath
- Upton Grey
- Woolton Hill

This approach is based upon the ambitions of those parish and town councils who responded to a consultation exercise in 2011 and also the number of areas designated for neighbourhood planning purposes outside of those parishes where specific number allocations have been made.

- 4.67 Small residential developments of less than ten units (net gain of nine units or less) within the defined Settlement Policy Boundaries of the settlements listed will not qualify towards the targets outlined in the policy. Outside of the Settlement Policy Boundaries, developments of less than five units (net gain of four or less) will not qualify. If developments of a qualifying size come forward within or adjacent to the named settlements via alternative means to neighbourhood planning, for example via a planning application, this will contribute towards the targets set out within the policy.
- 4.68 Progress towards meeting the requirements set out in the policy will be monitored annually as part of the Authority Monitoring Report to ensure the requirements of the policy will be met within the plan period. The council reserves the right to identify opportunities to address any shortfall through appropriate means such as the adoption of suitable Development Plan Documents. For the five settlements named in the policy, the council will consider the need to allocate additional sites if no opportunities have been identified through a Submission neighbourhood plan/neighbourhood development order (Regulation 16) by April 2017.

Implementation and Monitoring

The policy will be implemented by:

- supporting the development of Neighbourhood Plans and Development Orders, including Community Right to Build Orders, through to adoption and determining planning applications in line with relevant adopted policies.

The policy will be monitored by:

- annual monitoring of progress on the adoption and delivery of Neighbourhood Plans and Development Orders.
- annual monitoring of new residential development which will contribute towards the targets set out in the Policy

Policy SS6 – New Housing in the Countryside

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

- a) On 'previously developed land', provided that:
 - i) They do not result in an isolated form of development; and
 - ii) The site is not of high environmental value; and
 - iii) The proposed use and scale of development is appropriate to the site's context; or
- b) For a rural exception site for affordable housing; or
- c) For the re-use of a redundant or disused permanent building provided that the proposal:
 - iv) Does not require substantial rebuilding, extension or alteration; and
 - v) Does not result in the requirement for another building to fulfil the function of the building being converted; and
 - vi) Leads to an enhancement to the immediate setting; or
- d) For a replacement dwelling that is not temporary in nature, or an extension to an existing dwelling provided that:
 - vii) The size of the proposal would be appropriate to the plot; and
 - viii) It would not be significantly visually intrusive in the landscape; or
- e) Small scale⁸ residential proposals of a scale and type that meet a locally agreed need provided that:
 - ix) It is well related to the existing settlement and would not result in an isolated form of development; and
 - x) The development will respect the qualities of the local landscape and be sympathetic to its character and visual quality; and
 - xi) The development will respect and relate to the character, form and appearance of surrounding development, and respect the amenities of the residents of neighbouring properties; or
- f) For a new dwelling linked to an existing and viable agricultural, forestry, horse breeding and training, livery or equivalent rural business, where it can be shown that:
 - xii) There is an essential need for the occupant to be on site at any time during any 24 hour period; and
 - xiii) No alternative suitable accommodation is available in the locality; and

⁸ Four dwellings or fewer (net).



- xiv) The rural business linked to the proposed new building must have been viable for the previous three years; or
- g) Allocated for development in a Neighbourhood Plan which has been 'made' by Basingstoke and Deane Borough Council.

- 4.69 This policy applies to the countryside, i.e. areas outside defined Settlement Policy Boundaries which are not allocated for development in the Local Plan.
- 4.70 The aim of the Local Plan is to direct development to within the identified Settlement Policy Boundaries and specific site allocations. Within the countryside it is the intention to maintain the existing open nature of the borough's countryside, prevent the coalescence of settlements and resist the encroachment of development into rural areas. The countryside is therefore subject to a more restrictive policy.
- 4.71 However, 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 the provision of new homes where they will enhance or maintain the vitality of rural communities and meet identified needs. The policy will prevent isolated homes in the countryside.
- 4.72 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.
- 4.73 Buildings constructed of temporary or short-life materials, and which are derelict and 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.
- 4.74 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. The impact of a replacement dwelling is likely to increase with its size, especially in relation to the impact on its surroundings and being out of scale with its plot.
- 4.75 A replacement dwelling should be positioned within the site where it would result in no material harm, including to the local landscape or amenity.
- 4.76 The size and design of the proposal should respect the existing building and not result in the property becoming more visually intrusive in the countryside. The council will consider the size of the proposal compared with the existing building, the size of the resultant building and whether it would be out of scale with its plot. The cumulative impact of incremental extensions can significantly alter the impact of the original building over time. In considering an application for an extension, account will be taken of previous extensions to the building.

- 4.77 The policy allows small-scale new residential development in the countryside in limited circumstances, where it can be demonstrated that it would meet a local need, as agreed in consultation with the parish/town council (for example, in relation to dwelling size and type). Such developments should be four dwellings or fewer (net) to fall below the size threshold of sites that could be allocated through neighbourhood plans. It will be necessary for such developments to be well related to existing settlements and be suitably designed to respect the landscape setting and relate well to surrounding development.
- 4.78 There may be instances where it is necessary for a new dwelling to be built in the countryside to meet the need for a worker to be accommodated on site, such as for an agricultural, forestry, horse breeding and training, livery or equivalent use. In general, given that the borough's characteristics are such that most agricultural and other countryside-based enterprises are reasonably accessible to settlements, the council will require applicants to demonstrate that the need cannot be met through (for example) call out or the provision of casual overnight accommodation rather than a full time residence. The removal of agricultural ties to dwellings in the countryside will only be permitted where it can be demonstrated that the business linked to the dwelling has ceased to exist or that the business has permanently changed its operation which no longer requires the linked dwelling.

Implementation and Monitoring

The policy will be implemented by:

- the determination of planning applications.

The policy will be monitored by:

- annual monitoring of housing completions outside of Settlement Policy Boundaries including new build, conversions, replacement dwellings and the number on previously developed land.



Policy SS7 - Nuclear Installations – Aldermaston⁹ and Burghfield

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

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

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

- 4.79 There are two licensed nuclear installations located in close proximity to the border of Basingstoke and Deane Borough Council's administrative boundary; (1) the Atomic Weapons Establishment (AWE) Aldermaston and (2) AWE Burghfield which are both situated within West Berkshire.
- 4.80 The National Planning Practice Guide provides general advice about the need for consultation regarding proposed developments in the vicinity of licensed nuclear installations. This is a requirement of longstanding government policy which is administered by the ONR. The consultation thresholds and zones are agreed locally between the council and the ONR and are kept under review. The consultation zones are available to view on the council's website and as shown on the Plan's Key Diagram. Consultation zones may change over the plan period, as may the ONR's advice on particular proposals, in light of new information.
- 4.81 Applicants considering new development within these consultation zones are strongly encouraged to enter into discussions with the council to establish at an early stage whether there are likely to be any off-site emergency plan implications with regards the proposed development.
- 4.82 The consultation zones for the AWE installations cross over into neighbouring councils: West Berkshire District, Reading Borough and Wokingham Borough Council. Given the potential cumulative effects of any population increase surrounding the installations, it will be necessary to monitor committed and future development proposals in partnership with neighbouring councils, the multi agencies who have duties under REPPIR and the ONR.

⁹ Tadley

- 4.83 The ONR's decision whether to advise against a particular development will be based on the extent to which the Off Site Emergency Plan can accommodate the additional population.

Implementation and Monitoring

The policy will be implemented by:

- advice upon and the determination of planning applications and continued close working with the ONR, Emergency Planners, multi agencies that resource the Off Site Emergency Plan and other affected neighbouring authorities.

The policy will be monitored by:

- annual monitoring of new development within the land use planning consultation zones and through discussions with the ONR and other affected neighbouring authorities.

Employment, Leisure and Infrastructure Allocations

- 4.84 The following policies relate to specific employment, retail and infrastructure allocations which support the Local Plan's overall strategy, as outlined in section 2. Further information on meeting community needs and economic development is set out in Sections 5 and 7 of the Local Plan respectively.

Policy SS8 – Basing View

Basing View will be regenerated as a 21st century business location and will be protected as a high quality strategic employment site for employment use (B1 class). It will support the role of Basingstoke town by encouraging economic prosperity and inward investment.

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

- Establish Basing View as one of the borough's primary focuses for employment through the provision of premier sustainable business facilities (B1 use);
- Support regeneration through the provision of complementary mixed uses such as retail, hotel(s), residential (including serviced apartments), education, medical facilities, leisure uses and restaurants;
- Make efficient and effective use of under used/vacant land;
- Utilise sustainable design and construction methods and provide on-site low carbon energy generation where feasible and viable;
- Deliver a total of approximately 300 dwellings at Basing View;
- Secure the provision of facilities for cyclists, pedestrians and public transport to access Basing View in a safe and convenient manner, including integration with the town centre and railway station and the necessary mitigation works for the wider highway network;



- g) Achieve a high standard of design and contribute towards the delivery of a high quality public realm.

Development will be permitted in accordance with the following provisions for each sub area as shown on the Basing View Inset Map:

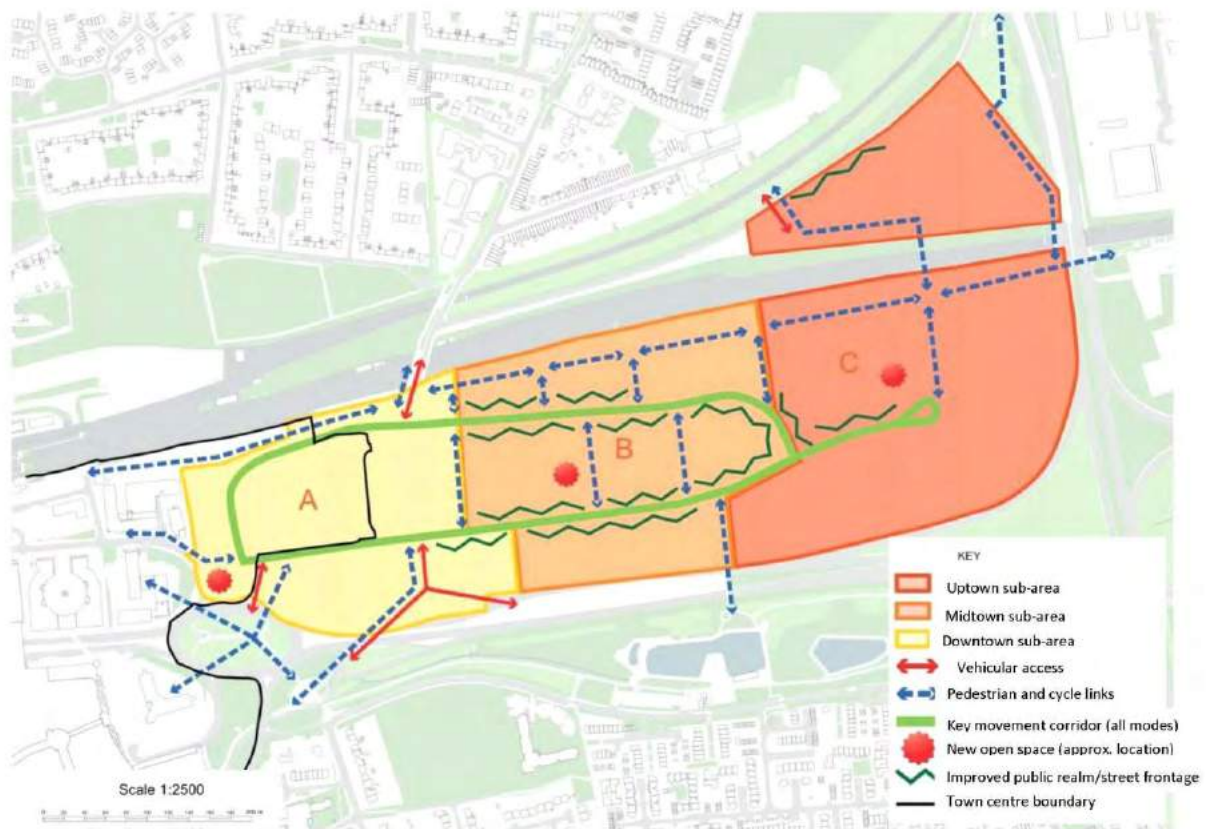
- i) Area A (Downtown): the area will be developed for a mix of town centre uses including retail, residential and leisure uses, while retaining a strong office presence. Development should be in line with Policy EP3 which defines the western end of the site as falling within the town centre boundary. Development will be expected to be of high design quality to reinforce the area's status as a gateway to Basing View and the town centre.
- ii) Area B (Midtown): the area will be developed primarily for office uses and will include a hotel, small scale complementary retail, leisure and restaurant uses with a new urban open space in a central location to act as a focal point for the development.
- iii) Area C (Uptown): the area, which includes the Gresley Road triangle site, will be developed primarily for B1 uses but may include residential development and small scale complementary leisure, retail, restaurant, medical and educational use.

- 4.85 Basing View, the boundary of which is defined on the Policies Map, is a key asset for the borough and the regeneration of this business district is of vital importance to the commercial future of the town and borough. The Employment Land Review (ELR) identifies the role of Basing View in delivering sustainable economic development in the borough, highlighting that the success of Basing View and other town centre investments is key to this aspiration by making more efficient use of land and being accessible by non-car modes (specifically public transport). The regeneration of Basing View also provides a key opportunity to deliver high quality B1 accommodation which will meet modern business requirements. As a business location, it benefits from excellent public transport and highway links and is located close to Basingstoke town centre's retail, cultural and leisure facilities. The Commercial Property Market Study (2013) identifies Basing View as one of eight key investment potential sites in the Enterprise M3 LEP area.
- 4.86 However, the image of the area, together with limited supporting uses and inadequate office stock has held back improvements in the past resulting in high vacancy rates and a poor environment for business. Basing View is competing with other business locations within the borough and elsewhere and is struggling to attract new occupiers, falling short of its full potential. Therefore, in order to improve the image of the site and achieve a development which meets modern business requirements it will be important to ensure that new development achieves a high standard of design both in relation to the individual buildings and the public realm. This will be facilitated by features such as active frontages and high quality hard and soft landscaping.
- 4.87 In light of the findings of both the Employment Land Review and the Enterprise M3 Commercial Property Market Study the council and its development partner are proactively working to realise the potential of Basing View and re-establish



the area as the borough's premier sustainable business location. The establishment of a partnership with Muse Developments is leading to some significant investments and a landowner masterplan is currently being developed in line with Policy SS8 and the Inset Map.

- 4.88 Market analysis and initial masterplanning work has demonstrated that there is a robust case for the regeneration of Basing View as a sustainable urban business location with the potential to capitalise on its excellent transport links and proximity to the town centre. The inclusion of complementary land uses, including retail, residential, hotels, leisure and restaurants will serve the office based business community, inject new life into the area and broaden the range of employment opportunities. The potential currently exists for provision of approximately 300 new residential units without prejudicing the primary economic and employment role of the site.
- 4.89 The regeneration of this area will be phased over an approximate 20 year period. In accordance with the provisions of Policy SS8 and the Basing View Inset Map to create three distinct character areas, namely Downtown, Midtown and Uptown, which reflect the proximity to the town centre, accessibility and the different land uses within each area. Improving the public realm, introducing an appropriate mix of uses (including residential), improving pedestrian accessibility and wider links to the town centre will revitalise Basing View and create a more attractive and welcoming environment. It is anticipated that the regeneration of Basing View would realistically contribute up to 20,000 square metres of new Class B1 floorspace to the local economy during the plan period.
- 4.90 The western end of the Downtown area lies within Basingstoke Town Centre boundary where town centre uses will be permitted. The remainder of the Basing View site (excluding Gresley Road Triangle) will be considered as an edge of centre location for town centre uses, reflecting the aspirations to regenerate the site in its entirety to deliver a sustainable business location. The exception to this is retail proposals which should be located within the defined town centre boundary and then in edge of centre locations which, for retail purposes, are limited up to 300 metres from the primary shopping area. Small scale complementary retail may be permitted outside of the town centre boundary where this supports the regeneration aspirations.
- 4.91 An inset map has been prepared to show the broad distribution of uses on the site.



- 4.92 The feasibility of low carbon technologies on site, including district heating and CHP on site should be explored and incorporated into the redevelopment proposals if both feasible and viable. Any schemes for district heating and CHP should be designed to enable further connection and extension of the network to take place.
- 4.93 The regeneration of Basing View will make a major contribution to the local economy by attracting businesses and creating new employment opportunities at the site. The Highway Authority will therefore require Transport Assessment to accompany development proposals to demonstrate how they can be accessed by all modes of transport including walking and cycling, and improve integration with the town centre and railway station where possible. As a part of future improvements, changes to the wider highway network may also need to be secured through appropriate mitigation measures. It may also be necessary to consider Network Rail's proposals for a flyover to separate train movements and reduce delays for services from the South coast to Reading, the Midlands and the North, with those on the main line between London and the South coast. This should consider the opportunities to provide enhanced connections across the railway lines to the north of the site for all modes of transport.



Implementation and Monitoring

The policy will be implemented through:

- the determination of planning applications for proposals on Basing View.

The policy will be monitored through:

- the determination of relevant planning applications
- The Authority Monitoring Report

Policy SS9 - Basingstoke Leisure Park

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

4.94 In addition to Basingstoke town centre, the Basingstoke Leisure Park is one of the borough's prime leisure destinations, comprising 45 acres of land owned and managed by the council. Since its inception, the Park has been developed in an ad-hoc fashion and there is now a long term strategy to refresh and where possible enhance the existing facilities. The policy designates the Park as a focus for new and improved recreation and leisure facilities with the potential to attract participants from across the borough and the wider area. The boundary of the leisure park is defined on the Policies Map.

Implementation and Monitoring

The policy will be implemented through:

- the determination of planning applications relating to the site.

The policy will be monitored through:

- the Action Plan of the Strategic Plan for Sport and Recreation (2012-2025),
- annual monitoring of retail and leisure completion data, and
- updates to the Leisure and Recreation Needs Assessment.



Policy SS10 – Chineham Railway Station

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

- 4.95 The delivery of a railway station at Chineham, which would be served by the Basingstoke to Reading stopping service, would provide access to the local area's residential developments and business parks. The provision of the railway station would contribute towards reducing car use within the local area and in the wider A33 corridor, resulting in environmental, social and economic benefits. It is recognised that this site may have some biodiversity value and any loss of biodiversity will be compensated for on-site or elsewhere. The site is defined on the Policies Map.
- 4.96 Work is continuing with Hampshire County Council, Network Rail and the current train operator (franchise due for renewal in 2019) to explore opportunities to deliver the station development. The Reading to Basingstoke line is to be electrified as part of wider rail investment plans to deliver an electrified freight network (electric spine) from the Southampton Docks to the West Midlands and Yorkshire. The electrification of the line will enable faster accelerating electric passenger trains to operate, thus increasing capacity for additional railway stations, such as Chineham, on the Reading to Basingstoke line.

Implementation and Monitoring

The policy will be implemented through:

- the council working in partnership with key stakeholders including the Local Enterprise Partnership, Highways Authority, Network Rail and the Rail Network Operator to implement the station.
- the determination of planning applications for the proposed station.

The policy will be monitored through:

- the Annual CIL Report
- the Infrastructure Delivery Plan, and
- the determination of relevant planning applications.



Policy SS11 – Whitchurch Railway Station Car Park

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

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

4.97 The site is proposed as a new station car park to provide additional parking capacity at the busy Whitchurch Station. The site is defined on the Policies Map.

4.98 Work is continuing with the South West Trains/Network Rail Alliance to explore opportunities to deliver the station car park.

Implementation and Monitoring

The policy will be implemented through:

- the council working in partnership with key stakeholders including the Highways Authority, Network Rail and the Rail Franchise to implement the station car park
- the determination of planning applications for the proposed station car park.

The policy will be monitored through:

- the determination of relevant planning applications.



5. Community Needs

Background

- 5.1 The Local Plan has an important role to play in underpinning sustainable communities, by facilitating necessary health, education and community facilities and access to local housing, employment, leisure facilities and the natural environment. The Local Plan seeks to ensure that the borough's communities and countryside are flourishing with vibrant towns and villages providing homes and services to meet local needs.
- 5.2 New housing development will need to provide a range of house types, sizes and tenures in order to meet locally identified housing needs and provide choice and flexibility of housing for existing and new residents over the next 15 years, including for gypsies and travellers. There remains the need to maximise the provision of affordable housing and this will continue to be provided within new developments and as 'rural exceptions' in the countryside.
- 5.3 The provision of the necessary additional infrastructure and services required to serve the borough and any new development is critical to maintaining the quality of life of our residents and supporting communities and businesses. The Infrastructure Delivery Plan will identify the requirements for strategic infrastructure which will be delivered through a number of mechanisms including the Community Infrastructure Levy (CIL), Section 106 agreements or through direct provision with our delivery partners including Hampshire County Council.
- 5.4 The council will work with communities to deliver their aspirations through Neighbourhood Planning, and ensure that local services are retained and new facilities provided where there is local need.

Policies within this chapter will set the framework for achieving the following objectives: B (sustainable transport); C (education/skills); D (attractiveness to workers, residents and visitors); E (thriving rural economy); F (new homes and infrastructure); G (delivery and infrastructure); H (housing mix); J (healthy lifestyles).



Policy CN1 – Affordable Housing

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

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

The tenure split of affordable homes will be 70% rented and 30% intermediate products.

15% of affordable homes should meet enhanced accessibility or adaptability standards¹⁰ to enable people to stay in their homes as their needs change.

In seeking affordable housing provision the council will have regard to the current viability of developments including land values and other development costs.

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

- 5.5 The provision of affordable housing to meet required needs is a key priority for the council in order to ensure that those households in need are able to access housing in the borough.
- 5.6 The affordable homes provided must be distributed within the development to support the creation of integrated and mixed communities, however, practical implementation and management issues will be considered when taking into account the location of the affordable homes.
- 5.7 The council's Housing Register and the assessment of housing need undertaken as part of the Strategic Housing Market Assessment (SHMA) and subsequent work, demonstrates that there is a need to maximise the delivery of affordable housing in the borough.
- 5.8 In order to support the ageing population and the specific needs of some disabled people, the council expects 15% of affordable homes to be accessible and adaptable by meeting requirement M4(2) of the Building Regulations. The council may support proposals for wheelchair adaptable or wheelchair accessible affordable homes that meet requirement M4(3) in lieu of M4(2).

¹⁰ Enhanced accessibility and adaptability standards are achieved by meeting requirement M4(2) or M4(3) of the Building Regulations 2015, or subsequent government standard.



- 5.9 The council acknowledges that the viability of schemes varies over time and with location, so the amount of affordable housing sought will be negotiated based on economic viability and the policy represents the starting point for discussions.
- 5.10 With the clear evidence of high levels of need for affordable housing in the borough, the policy requires all open market developments creating additional dwellings, regardless of size and location, to make a contribution towards the provision of affordable housing. The council will support schemes for 100 per cent affordable housing, where appropriate.
- 5.11 Although seeking affordable housing from all developments regardless of size, the policy has regard to the practicalities of provision on small sites. In exceptional circumstances and where justified, the council will accept off-site provision or a financial contribution of equivalent value in lieu of on-site provision towards the delivery of affordable housing elsewhere in the local area or borough to meet the wider affordable housing need. The council may consider the following to be acceptable:
- it would be impracticable for a registered provider to manage on-site affordable housing;
 - bringing existing housing stock back into use for affordable housing;
 - if the alternative site being proposed for development would be closer to local facilities;
 - where the off-site provision would lead to a significantly larger number of affordable houses being provided on the alternative site, without compromising the need for mixed and sustainable communities.
- 5.12 While developments that meet the thresholds will be expected to make provision on-site, for sites below the thresholds, provision will be in the form of financial contributions of equivalent value towards provision elsewhere in the local area. Where the calculation does not generate a requirement for a whole unit, the fractional contribution will also be towards provision off-site.
- 5.13 The precise scale, type and form of provision on each site will be the subject of negotiation. However, where the proportion of affordable housing required on-site does not amount to a whole number the council will seek provision of the nearest round number of affordable homes on-site.

Implementation and Monitoring

The policy will be implemented by:

- working in partnership with the Housing Department, Housing Associations, registered providers and the Homes and Communities Agency or relevant bodies to ensure the delivery of homes to meet needs
- the undertaking of rural housing needs surveys
- tenure needs will be reviewed annually

- use of planning conditions and Building Regulations
- a Planning Obligations Supplementary Planning Document (SPD) which will set out how the financial contributions are to be calculated

The policy will be monitored by:

- assessing affordable housing completions and housing delivery through annual monitoring
- assessing delivery against the council's Housing Strategy targets.

Policy CN2 – Rural Exceptions for Affordable Housing

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

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

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

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

- 5.14 The borough has a significant rural area with approximately 40% of the population living outside Basingstoke town. The specific housing needs of the rural areas are of key concern for the council and this policy seeks to provide for development of affordable housing in areas where new development would not normally be permitted. This approach is supported in national guidance which highlights how important it is to meet the current and future needs of rural communities.
- 5.15 A number of rural exception sites have been successfully delivered in the borough. However the delivery of such schemes can be slow and the council is keen to facilitate a higher provision of affordable homes in rural areas in the future with a view to maintaining sustainable communities and meeting their



specific needs. The council would expect such schemes to be developed in engagement with the local community and with support from parish councils and the Rural Housing Enabler.

- 5.16 The provision of small scale market development in conjunction with affordable units will help enable more development sites to come forward to meet local demand. The provision of a small number of market units will also help maintain communities where development would not otherwise occur.
- 5.17 It is expected as a starting point that all units will be delivered on one site as a comprehensive form of development, in the interests of creating sustainable communities to prevent the subversion of policy. There may however be some cases where dispersal of units may be more appropriate to the rural settlement; it would be for the applicant to demonstrate that such split sites are the most suitable option for the settlement and that the sites are deliverable. In such cases, affordable units should be split between sites to encourage social integration within the community and development would be controlled by way of S106 agreements to ensure that the development is completed in order to ensure that all affordable homes are built.
- 5.18 In addition to this rural enabling policy, the Government's proposal to introduce the Community Right to Build will enable local communities to plan and deliver housing and other services that meet local needs where there is overall support from local residents. Delivery of affordable homes as part of rural exception sites could also be identified within Neighbourhood Plans which would also facilitate delivery.

Implementation and Monitoring

The policy will be implemented by:

- working in partnership with Parish Councils, the Rural Housing Enabler, Housing Department, Registered Providers and Registered Social Landlords.

The policy will be monitored by:

- the delivery of rural exception sites through annual monitoring and assessing housing completions in the rural area.



Policy CN3 – Housing Mix for Market Housing

Development will be permitted where the mix of market housing:

- a) includes a range of house type¹¹ and size to address local requirements; and
- b) Is appropriate to the size, location and characteristics of the site; and
- c) Is appropriate to the established character and density of the neighbourhood; and
- d) Provides 15% accessible and adaptable homes¹² to enable people to stay in their homes as their needs change.

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

- 5.19 The implementation of this policy applies to market housing only. Policy CN1 relates to the provision of affordable housing.
- 5.20 A mixed community requires a variety of housing, particularly in terms of tenure (including private rented housing), to provide homes for different households such as families with children, couples, single person households and older people. The council recognises that to promote sustainable communities there must be a mix of types of housing that are provided in any given development or location. The council will seek to balance communities where particular house sizes or tenures have become prevalent beyond an evidenced need.
- 5.21 Evidence indicates that a mix of market housing required to meet future demand varies across the borough. A number of studies have been carried out to assess future housing requirements. The Strategic Housing Market Assessment (SHMA), Neighbourhood¹³ Housing Stock Analysis, Older Person's Survey and Rural Housing Survey provide information on the mix of development required in urban and rural locations. This evidence is valuable in determining the local housing picture and, as a consequence, which types and tenures of housing are required.
- 5.22 Developers will need to demonstrate that they have assessed a range of sources of housing evidence, including the SHMA and suitable monitoring reports, in the development of their proposals. Local stakeholders, including town and parish councils, and community associations can provide additional targeted information through the pre-application process that assists an applicant to submit a locally relevant scheme.
- 5.23 As well as seeking to provide opportunities for local people to rent or buy a home, it is also important for a variety of housing types and sizes (including plots

¹¹ Including for older people, bungalows and suitable accommodation for downsizing with small gardens or outdoor space, and for those wishing to build their own homes.

¹² Accessible and adaptable homes are those that meet requirement M4(2) of the Building Regulations 2015 or any subsequent government standard.

¹³ Oakley, Winklebury and Rooksdown, Bucksdown, Kempshott and Fiveways, Hatch Warren and Beggarwood Lane, Brighton Hill, South Ham, Cranbourne, Brookvale and Kings Furlong, Popley, South View and Oakridge, Central, Eastrop, Black Dam, Lychpit and Binfield, Old Basing and Chineham.



for self-build) to be provided to help achieve balanced and sustainable communities. It will be more appropriate for schemes with a higher proportion of smaller units to be provided on sites in or adjoining the centres of settlements with a good or a reasonable range of services and public transport provision. However, the appropriate range of housing for any scheme will need to take into account the physical characteristics of the site, the character of the area, community context, local housing need and existing provision.

- 5.24 Demographic projections show an ageing population, resulting in an increasing need for housing that meets the needs of older persons, including independent living, sheltered housing, Extra Care accommodation and care homes. This is addressed further under Policy CN4.
- 5.25 In the borough a significant and increasing proportion of older people are private owner-occupiers living in mainstream housing (76 per cent of the population aged 60+ years in 2011). It is evident that most people will choose to remain in their homes provided they are able to do so. The council recognises these aspirations and will encourage more new homes that are adaptable to enable people to remain in their homes as long as possible. Appropriate 'downsizing' accommodation, including bungalows, with small gardens or outdoor space will be supported.
- 5.26 There is a direct correlation between age and disability, and whilst only a small proportion of these older households will become full time wheelchair users, many will experience some form of permanent or temporary disability as they get older. The needs of wheelchair users are often impossible to meet in general needs housing and invariably require significantly increased circulation and activity spaces within and between rooms, particularly in bathrooms and kitchens.
- 5.27 Given the impact of the ageing population, the specific needs of some disabled people and local evidence, there is a requirement for homes with higher levels of accessibility and adaptability.
- 5.28 Development proposals will be required to provide evidence to justify the mix of housing proposed. The mix on a site should take account of the following factors:
- demographics of the local area and associated housing requirements
 - the characteristics of the site and local area
 - any masterplanning or development brief for the site
 - any viability considerations.
- 5.29 The council recognises that for smaller developments (typically those of 3 or less units) it may not be appropriate to meet the requirements of the policy.

Implementation and Monitoring

The policy will be implemented by:

- advice on and the determination of planning applications for residential development
- use of planning conditions and Building Regulations
- the undertaking of housing surveys.

The policy will be monitored by:

- annual monitoring of housing types, sizes and tenures of housing completions.

Policy CN4 - Housing for older people/Specialist housing

Proposals for housing specifically designed¹⁴ to meet the identified needs of older people or specialist accommodation¹⁵ (including for people with support needs) will be permitted where:

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

Where there is evidence of an identified unmet need in the local area and the location is appropriate in terms of access to facilities, services and public transport, larger scale¹⁶ new residential¹⁷ developments should incorporate specially designed housing/specialist accommodation, to meet the needs of older people and people with support needs.

The council will require affordable housing on all such developments that fall within Use Class C3, in accordance with Policy CN1 (Affordable Housing). Where it can be demonstrated that it would not be possible to provide affordable accommodation on-site, developers will be required to pay a financial contribution of equivalent value towards the provision of affordable housing.

5.30 The number of older people living in the borough is expected to continue to increase over the plan as people are living longer. This trend is likely to present some challenges, particularly in terms of ensuring that appropriate accommodation in suitable locations is available to meet everyone's needs. There is also a necessity to consider the requirements of people with other specialist care needs.

¹⁴ Includes retirement housing (over 55's) and continuing care retirement communities. This does not include mainstream housing which falls under Policy CN3.

¹⁵ Includes care or nursing homes, extra care housing and other housing to meet the needs of the NHS and Local Authority Adult Social Services including for those with a disability.

¹⁶ Approximately 200 units.

¹⁷ Use Class C3.



- 5.31 Older people have a range of income levels, aspirations and differing levels of health, fitness and disability. These diverse needs will be recognised through the encouragement of a broad range of housing choices including a variety of housing types, tenures and specialist accommodation.
- 5.32 A key principle in meeting the housing needs of older people will be to maximise their ability to live independently for as long as they are able and wish to do so. It will also be vital that they feel empowered to make choices regarding their accommodation and housing-related services.
- 5.33 The requirement in Policy CN3 that adaptable general needs housing is provided will be particularly important, as it will help to maximise the adaptability of new housing and the ability of people to remain in their homes as their needs and circumstances change.
- 5.34 Although the majority of older people will live in mainstream housing, it is likely that new specialist accommodation will be required during the Local Plan period, and such provision can help people to downsize and free up family houses for others. The precise amount and type of specialist accommodation required will depend on a range of factors including the choices of individual people and households. Identifying sites for such provision can be challenging, and it is therefore appropriate for major new housing developments to incorporate some provision specifically for older people.
- 5.35 Where specialist accommodation is provided, it will be important to ensure that it effectively, provides residents with a high level of amenity, and enables them to live independently as far as possible for example by ensuring it is located close to local facilities and services. Policy CN1 (Affordable housing) will not be applied to residential institutions and other types of accommodation for older people and people with support needs that do not fall within the definition of a dwelling (Use Class C3).

Implementation and Monitoring

The policy will be implemented by:

- advice on and the determination of planning applications for residential development and specialist accommodation.

The policy will be monitored by:

- annual monitoring of housing types, sizes and tenures of housing and specialist accommodation completions.

Policy CN5 – Gypsies, Travellers and Travelling Show People

The council will make provision for 16 additional gypsy and traveller pitches and 3 temporary stopping places to meet the accommodation needs of Gypsies, Travellers and Travelling Showpeople in the borough, as indicated in the most recent Gypsy and Traveller Needs Assessment.

The council will meet the identified need for Gypsies, Travellers and Travelling Showpeople through the provision of plots and/or pitches as part of Greenfield allocations as set out in policies SS3.9, SS3.10, SS3.11 and SS3.12.

If planning proposals for accommodation sites for Gypsies, Travellers and Travelling Showpeople are received for sites other than those set out in policies SS3.9, SS3.10, SS3.11 and SS3.12, they will only be permitted where:

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

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

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

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

5.38 There are distinct differences in the culture and way of life of Gypsies and Travellers, and Travelling Showpeople. For this reason Planning Policy for Traveller Sites (DCLG, 2015) provides two separate definitions:



Gypsies and Travellers means:

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

Travelling showpeople means:

- 5.40 *“Members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling together as such). This includes such persons who on the grounds of their own or their family’s or dependants’ more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily, but excludes Gypsies and Travellers as defined above.”*
- 5.41 Planning Policy for Traveller Sites (PPTS) requires local planning authorities to identify and update annually, a supply of specific deliverable¹⁸ sites sufficient to provide five years’ worth of sites against their locally set targets. The council published an updated Gypsy and Traveller Needs Assessment (GTNA) in August 2015. This identified a need for 16 pitches and 3 temporary stopping places. The study was produced before the publication of the amended PPTS, and therefore these pitch requirements may need to be reappraised during the course of the Plan period.
- 5.42 The Local Plan sets a strategy for providing accommodation for gypsies through the delivery of sites on the four largest housing allocations. The council considers that this constitutes the most effective method of meeting the requirements set out in the PPTS. When providing gypsy and traveller sites on the housing allocations it will be necessary to have regard to the relevant criteria listed in policy CN5.
- 5.43 In addition to providing pitches on the 4 largest housing allocations, pitches can also be provided on appropriate sites via planning applications, subject to meeting the criteria set out in the policy and national guidance. The criteria in the policy respond to the need to ensure that Gypsy, Traveller and Travelling Showpeople sites are accessible and that there is convenient access to local services and facilities, specifically educational, medical and welfare services. The available provision of local services, especially schools, to meet the needs of the occupiers must also be reviewed and appropriately addressed. When considering applications for sites, the council will take the following factors into account:
- 5.44 **Suitability of the site** – Contaminated sites, site close to power lines, railway lines, un-neighbourly uses should be avoided unless the impact can be

¹⁸ To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that development will be delivered on the site within five years and in particular that development of the site is viable.

mitigated. Caravans, mobile homes and park homes are highly vulnerable to flood risk. Therefore sites in Flood Zone 3 will not be permitted and sites in Zone 2 will be required to satisfy the Sequential and Exception tests.

- 5.45 **Sustainability of the location** – Locations in or near existing settlements are more likely to have reasonable access to local health, educational and retail facilities. Such locations will also allow for integration between the settled and travelling communities. Sites in such locations will also help improve access to employment opportunities and public transport by a variety of means other than private car.
- 5.46 **Nationally recognised designations** – AONBs, SSSI, conservation areas etc. should be avoided unless there are no alternative locations and any identified impacts can be adequately minimised.

Implementation and Monitoring

The policy will be implemented through:

- the development of masterplans for the strategic housing sites referred to in the policy
- the determination of relevant planning applications
- the need for transit sites within the borough will be investigated through further evidence based work undertaken on a cross boundary basis.

The policy will be monitored through:

- the annual monitoring of the supply of sites and planning applications for Gypsy, Traveller and Travelling Showpeople sites
- and through regular updates to the Gypsy and Traveller Needs Assessment (GNAA).

Policy CN6 – Infrastructure

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

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

Infrastructure provision or improvements should be provided on-site as an integral part of a development. Site specific mitigation measures will be secured by planning obligations.



Where off-site measures are proposed they should meet identified needs, and the Community Infrastructure Levy (CIL) will be the primary mechanism to secure the necessary financial or equivalent contribution from development.

New infrastructure should be provided prior to occupation of the development, or in larger schemes, prior to the occupation of the phase of the development for which it is needed. This will be secured by appropriate planning conditions, s.106 planning obligations including bonds and the council's procedures with respect to the use of CIL revenue.

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

5.47 Development proposals need to identify clearly how they will accommodate growth, and the provision of the necessary infrastructure in the creation or enhancement of sustainable communities. The council has prepared, in consultation with service providers including Hampshire County Council, an Infrastructure Delivery Plan in support of the Local Plan setting out the infrastructure needs associated with development growth, together with how and when these items are to be delivered and funded. The IDP will be reviewed on a regular basis throughout the life of the Local Plan.

5.48 Infrastructure includes matters such as:

- transport
- flood defences
- education including skills and training initiatives
- health provision
- social care
- community, leisure and recreation and cultural facilities, incl. library services and art
- sports facilities
- green space, green infrastructure
- affordable housing, incl. specialist housing and gypsy and traveller sites
- utility services
- telecommunications particularly superfast broadband across the borough
- energy (including heat)
- waste
- cemetery provision
- water service infrastructure including an effective sewerage disposal
- fire and emergency service facilities
- community safety
- public realm improvements.

- 5.49 It also includes a wide range of other social, environmental and economic infrastructure, which will have been provided to support existing and new communities and will be of benefit to all. Failure to make sufficient provision for this infrastructure could result in an unacceptable burden on existing communities and the environment.
- 5.50 The Government is committed to securing a world-class communication system. Currently, the main barrier to this is the limited availability of super-fast broadband.
- 5.51 Development proposals should therefore contribute towards the provision of infrastructure suitable to enable the delivery of super-fast broadband services across the borough and facilities supporting mobile broadband and Wi-Fi, should be included where possible and viable.
- 5.52 Developments should provide for the physical requirements of communication infrastructure, allowing for future growth in service infrastructure. According to a White Paper from BT (January 2011), it is estimated that around 80% of the cost of deploying new infrastructure is associated with civil engineering costs. Therefore as a minimum, suitable ducting should be provided to the public highway that can accept fibre optic cabling.
- 5.53 Where power lines cross the development, developers will be required to liaise with utilities companies aiming for undergrounding of overhead cabling wherever possible.
- 5.54 The council recognises the role of art in improving the quality of the environment and the overall design in new development proposals which can contribute to the creation of a sense of place and local identity in public buildings, commercial developments, housing, streets and parks.
- 5.55 Developers will need to demonstrate that existing, planned and/or committed infrastructure is sufficient to accommodate new development proposals. This includes demonstrating that there is adequate water supply, surface water drainage, foul drainage and sewage treatment capacity both on and off site to service the development. Necessary improvements to sewerage water treatment infrastructure will be programmed by the water companies and need to be completed prior to occupation of the development. This is to ensure that such infrastructure is in place to avoid unacceptable impacts on the environment such as sewage flooding of residential and commercial property and pollution of land and watercourses. In some circumstances this may make it necessary for developers to arrange for appropriate studies to ascertain whether the proposed development will lead to the overloading of existing local infrastructure. Where there is a capacity problem in the local network developers will be expected to requisition or otherwise fund local infrastructure improvements.
- 5.56 The council will work in partnership with infrastructure providers, stakeholders and cross border partners to identify and deliver the requirements for strategic



infrastructure in the borough to meet forecast demands including any identified infrastructure deficits.

- 5.57 Where existing infrastructure is considered insufficient to accommodate new development, the council will seek contributions or measures in line with Government guidance, either in the provision of on-site facilities and/or a contribution towards enhancement of off-site facilities including strategic infrastructure. Where on-site provision or financial contributions are made, arrangements for the on-going maintenance of facilities will be required. Early implementation of infrastructure is needed including the upgrading of infrastructure where an existing capacity issue exists where relevant.
- 5.58 Opportunities to share resources and premises between different services will be prioritised to ensure local service provision works for, and supports, local communities. This could include, for example, health-care provision linked to a community hall, or a school providing opportunities for community use or adult learning.
- 5.59 This infrastructure provision will be secured either through conditions or a planning obligation or mechanisms set out in Community Infrastructure Levy (CIL) Regulations. The type and amount of infrastructure sought from each development will be appropriate and reasonable and directly related to the scale of development and the council will take into account the economic viability of the development proposal. The council will continue to work with infrastructure providers and stakeholders to identify the infrastructure required to facilitate the development set out in the Local Plan, including by what means this is to be delivered to ensure that the spatial strategy remains robust in terms of delivery.
- 5.60 The investment necessary to meet demand will come from a variety of sources, including the private development industry, public agencies, utility service providers and government funding. Priority will also be given to the opportunity for resources and infrastructure to be shared between different services.
- 5.61 The council will continue to work with other members of the LEP to facilitate economic growth in the region. This will also involve cross-border working and considering development outside the borough which may facilitate growth to benefit the LEP area.
- 5.62 Following the introduction of the CIL Regulations in 2010 local authorities are empowered to charge a levy on most types of new development. A charging schedule setting out CIL rates is being prepared and once adopted will be used alongside the Planning Obligations SPD and Infrastructure Delivery Plan to help fund the provision of infrastructure needed to support development in the borough and make it acceptable and sustainable. The council will need to allow a prescribed proportion of CIL to be allocated to the neighbourhood directly affected by new development.



- 5.63 All planning obligations will continue to be carefully assessed to ensure that they meet the tests contained in paragraphs 204 and 205 of the National Planning Policy Framework and the CIL Regulations.

Implementation and Monitoring

The policy will be implemented through the consideration and determination of planning applications in regard to:

- the preparation of a Planning Obligations SPD.
- inclusion of any specific land use requirements for infrastructure in masterplans for strategic sites, including the Infrastructure Delivery Plan (IDP) identifying the key infrastructure projects required to support the delivery of the Local Plan. The infrastructure schedule will be maintained on the council's website and will be updated as further infrastructure requirements or projects are identified. And
- the council's future CIL Charging Schedule and Regulation 123 List.

The policy will be monitored through:

- annual monitoring and updates to the IDP and Regulation 123 List, and
- monitoring of relevant Legal Agreements as planning obligations are triggered.

Policy CN7 – Essential Facilities and Services

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

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

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

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



- 5.64 The aim of this policy is to provide borough wide support to the long term sustainability of communities by facilitating:
- good access to essential facilities and services for all residents and businesses, with encouragement for shared resources and premises between different service providers
 - a healthy local population supported by high quality healthcare provision
 - vibrant towns and villages providing essential facilities and services to meet local needs
 - high quality service provision for rural communities, such as health, education and broadband infrastructure
 - opportunities for meetings and social engagement by members of the community
 - ensuring that local communities are able to meet their day to day needs.
- 5.65 The retention and improvement of essential facilities and services is a key issue, particularly for residents outside Basingstoke Town, and one that has been consistently raised by residents through consultation. Support for essential facilities and services are important to the sustainability of local communities, as well as for social inclusion.
- 5.66 This policy seeks to support suitable proposals which provide and improve essential facilities and services, whilst also protecting essential facilities and services from redevelopment or change of use unless it is no longer necessary, practical, desirable or viable to retain them, or it can be demonstrated that they are no longer needed. The essential services covered by this policy are set out below. The policy covers any building or the land upon which it sits in order to avoid the loss of important community facilities through demolition. The essential facilities and services covered by this policy include:
- health care facilities, including surgeries, nursing and residential care homes
 - shops, including local shopping parades
 - post offices
 - pubs
 - education facilities, including libraries and childcare facilities
 - places of worship
 - community buildings including community centres and village halls
 - cemeteries.
- 5.67 Planning applications that would entail the loss of an essential facility or service must show evidence of alternative provision, financial viability, or the results of marketing exercises to show that the service cannot continue to be provided. The views of the local community on any loss must be sought as part of the assessment potential to retain the essential service in question. The council has produced guidance on marketing requirements which sets out the minimum standard of information to be provided to the council.

- 5.68 This policy also seeks to support proposals for new essential facilities and services that would meet identified local needs. In addition to allowing, in principle, such proposals within settlements, these facilities and services may, as an exception, be permitted adjacent to settlements where they will meet an identified need. Any application for new development outside of, but adjacent to, settlements should be supported by evidence of the local need or through its identification in Neighbourhood Plans.
- 5.69 In addition to this policy, the council will work proactively with local communities, including through Neighbourhood Planning and the Community Right to Build, to help local communities plan and deliver services that meet local needs where there is the required level of support from local residents.

Implementation and Monitoring

Implementation will be through development management and decisions on planning applications. Neighbourhood Planning could also bring forward local services for which there is an identified need and community support.

There is monitoring of relevant information through the annual monitoring process, for example, planning applications for change of use, growth/decline in rural businesses, distance of new development from local services.

Policy CN8– Community, Leisure and Cultural Facilities

Development proposals will be permitted where they:

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

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

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

- e) The facility is no longer needed for any of the functions that it can perform; or
- f) It is demonstrated that it is no longer practical, desirable or viable to retain them;
or
- g) Any proposed replacement or improved facilities will be equivalent or better in terms of quality, quantity and accessibility and there will be no overall reduction in the level of facilities in the area in which the existing development is located;
or