

**ANNUAL MONITORING REPORT – BASINGSTOKE AND DEANE**  
**BOROUGH COUNCIL – DECEMBER 2008**

**Contents**

<b>Executive Summary</b>	<b>2</b>
<b>1. Introduction</b>	<b>3</b>
1.1 Context	3
1.2 Structure	3
1.3 Profile of the Borough	4
<b>2. Implementation of the Local Development Scheme</b>	<b>6</b>
<b>3. Monitoring Key Objectives</b>	<b>8</b>
<b>4. Housing</b>	<b>9</b>
4.1 Ensure a sufficient supply of new dwellings	9
4.2 Ensure, where possible, new dwellings are built on Previously Developed Land	13
4.3 Ensure new developments are built at an appropriate density	14
4.4 Ensure a balanced mix of dwellings	15
4.5 Ensure a sufficient supply of affordable housing	16
4.6 Ensure new dwellings are built in suitable locations	17
4.7 Ensure sufficient provision is made for gypsies and travellers	18
4.8 Housing quality	19
<b>5. Economic Issues and Development</b>	<b>20</b>
5.1 Ensure a sufficient supply of employment land	20
5.2 Ensure sufficient retail and leisure provision	22
5.3 Ensure farm diversification schemes are supported, where appropriate.	24
<b>6. Natural Environment and Resources</b>	<b>25</b>
6.1 Ensure development is appropriately location in relation to flood risk and water quality	25
6.2 Ensure development does not adversely impact on protected species or sites	26
6.3 Ensure renewable energy schemes are supported where appropriate	28
6.4 Ensure the Borough's open spaces are protected	29
6.5 Ensure the reuse and recycling of waste	30
<b>7. Transport</b>	<b>31</b>
7.1 Ensure compliance with car parking standards	31
7.2 Ensure local services are accessible	32
<b>8. Conclusion</b>	<b>33</b>

## **EXECUTIVE SUMMARY**

This is the 2008 Annual Monitoring Report (AMR) for Basingstoke and Deane. It is the fourth AMR produced for the Borough, under the new planning system introduced by the Planning and Compulsory Purchase Act 2004.

The AMR assesses the effectiveness of existing policies within the Basingstoke and Deane Adopted Local Plan (1996-2011) as well as the emerging documents within the Basingstoke and Deane Local Development Framework. It also outlines progress made in the implementation of the Local Development Scheme for Basingstoke and Deane (LDS).

This report monitors the period 1<sup>st</sup> April 2007 to 31<sup>st</sup> March 2008.

### **Key Findings:**

- **The net number of dwellings completed in the period was 1,418.**
- **A net total of 8,927 dwellings have been completed in the Borough over the period 1996-2008, an average build rate of 744 dwellings per annum.**
- **The Borough's remaining housing requirement for 2008-2011 is 3,133 dwellings to meet the 804 dwellings baseline or 4,020 for the 5 year time period 2008-2012.**
- **The Borough's five year land supply stands at 5,499 units, 1,479 more units than is required over that period taking the Structure Plan requirement of 804 units as a baseline.**
- **If the housing requirement set out in the proposed modifications to the South East Plan is used (945 dpa, increasing the five year requirement to 4,725), the Borough's land supply exceeds this by 774 units or there is 5.8 years of deliverable supply in the pipeline.**
- **The percentage of new dwellings built on PDL remains significantly above the Borough target for 40%. 61% of housing development was accommodated on previously developed land.**
- **The average density for residential dwellings is 47 dwellings per hectare.**
- **31% of gross completions completed in 2007/8 were affordable units**
- **The total completed amount of additional floorspace for employment use for 2007/08 was 28,335m<sup>2</sup>**
- **Total employment land available is 57.55 ha**
- **There has been a steady increase in retail and leisure development during the last four years, with 19,053m<sup>2</sup> of floorspace (incl. offices) completed within 2007/08**
- **The condition of SSSIs within the Borough has continued to improve.**
- **The amount of household waste recycled or composted has continued to increase from 17.1% (2005/06) to 23.1% (2007/08)**
- **According to travel times, new dwellings completed during the period have a high level of accessibility to a range of local services. On average 91.3% of net housing gains during 2007/08 are within 30 minutes by public transport of key local services.**

## **1. INTRODUCTION**

### **Context**

- 1.1 This is the fourth Annual Monitoring Report (AMR) for Basingstoke and Deane Borough Council and covers the period April 2007 to March 2008.
- 1.2 The Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to produce an AMR as a means of examining both the effectiveness of the policies set out in the Adopted Local Plan and the implementation of the Local Development Scheme (LDS).
- 1.3 The AMR is based on the following objectives;
  - To review progress on the production of Local Development Documents (LDDs) in accordance with the targets and milestones in the Local Development Scheme.
  - To assess the extent to which the objectives of Adopted policies are being met.
  - To explain why any policies are not achieving their original purpose and what measures are being taken to ensure they do, including the amendment or replacement of policies.
- 1.4 The AMR is an invaluable part of the evidence base upon which Local Development Documents are based and will be used to inform the preparation of future planning documents, in particular the emerging Core Strategy.

### **Structure**

- 1.5 This report monitors progress against a set of objectives, relating to the following areas; housing, economic issues and development, natural environment and resources and transport. These objectives are based on the objectives of the Basingstoke and Deane Adopted Local Plan (1996-2011).
- 1.6 The AMR assesses how successful the policies within the Local Plan are at achieving these objectives. Relevant policies from the Draft Regional Spatial Strategy (Draft South East Plan) are provided where appropriate and links are also made to the aims of the Basingstoke and Deane Community Strategy (2006-2016), in recognition of the strengthened links between spatial planning and community strategies.
- 1.7 Targets have been identified for each of the objectives to allow quantifiable assessments to be made on the relative success or otherwise of the policy. These targets are assessed using indicators from a number of sources;

- National Core Output Indicators- which the Council is required to monitor by Government. This AMR considers, where possible, the updated Core Output Indicators which were introduced by the Government in July 2008<sup>1</sup>.
- Local Output Indicators-chosen by the Council to reflect local circumstances.
- Significant Effect Indicators- taken from the Basingstoke and Deane Sustainability Appraisal Report to enable a comparison to be made between the effects of policies on society, the environment and the economy.

1.8 Key findings are outlined below each objective and where possible comparisons are made with the findings from previous AMRs to identify any particular issues.

### **Profile of the Borough-Key Contextual Characteristics of Basingstoke and Deane**

1.9 The first AMR for Basingstoke and Deane (2004/05) provided an overview of the Borough's key characteristics. As much of this information has not changed, we do not propose to repeat it in this AMR.

1.10 An update on the Borough's economic, social and environmental characteristics is provided within the Council's research and information document 'Profile of the Borough', which is updated annually. The following link provides access to the 2007 Profile of the Borough:

<http://www.basingstoke.gov.uk/about/facts/A+Profile+of+the+Borough+2007.htm>

1.11 In summary Basingstoke and Deane covers an area of 245 square miles, comprising the town of Basingstoke and extensive areas of predominantly rural land. Basingstoke is by far the largest settlement in the Borough. There are also a number of small towns and larger villages including Tadley, Kingsclere, Whitchurch and Overton.

#### Population

1.12 The Borough's population is currently approximately 160,000<sup>2</sup>, having grown by 7.3% in the last 10 years. Long-term projections indicate that the Borough population could reach 185,000<sup>3</sup> by 2026. The Borough has a higher proportion than the national average of children and middle-aged residents, and a lower than average percentage of pensioners. 70% of all population growth in the Borough over the next 20 years is projected to occur within the age groups over 45.

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<sup>1</sup> Regional Spatial Strategy and Local Development Framework Core Output Indicators – Update 2/2008 (DCLG, July 2008)

<sup>2</sup> 2007 Mid Year Estimate, Office for National Statistics, published August 2008

<sup>3</sup> HCC Long Term Projects, Autumn 2008 (assuming a rate of dwelling completions consistent with the overall numbers put forward in the Government's response to the draft South East Plan)

## Households and housing

- 1.13 Average household size within the Borough fell from 2.64 persons in 1991 to 2.39 in 2006, and is expected to fall less than 2.2<sup>4</sup> persons by 2026. The proposed alterations to the Draft South East Plan show that the average housing figures recommended by the Panel has changed from 895 to 945 additional dwellings per annum in the Borough to 2026. The Council made representations in response to the Proposed Modifications to support a lesser figure of 740.

## Health

- 1.14 75% of Borough residents describe their health as “good” – higher than County, regional and national averages. 26% of households in the Borough have one or more people with a limiting long term illness – lower than County, regional and national averages. Male life expectancy is 77.4 years; female life expectancy is 81.8 years.

## Economy

- 1.15 The employment rate for the period January to December 2007 was 81% remaining above the average for the Region. Nearly 93% of males in employment work full-time whilst over 60% of females in employment work full-time<sup>5</sup>.

## Environment

- 1.16 Large parts of the rural area lie within the North Wessex Downs Area of Outstanding Natural Beauty. 1.3% of the Borough is designated as Sites of Special Scientific Interest and 9.4% as Sites of Importance for Nature Conservation.

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<sup>4</sup> Long Term Projections of Hampshire’s Demographic Future – Long Term Projections Report, HCC, Autumn 2008

<sup>5</sup> 2001 Census, ONS

## 2. IMPLEMENTATION OF THE LOCAL DEVELOPMENT SCHEME

- 2.1 The Planning and Compulsory Purchase Act 2004 requires the Annual Monitoring Report to review progress on the production of Local Development Documents in accordance with the timetable and milestones in the Local Development Scheme (LDS).
- 2.2 The Local Development Scheme for Basingstoke and Deane (August 2007) was submitted to the Government Office for the South East (GOSE). However the LDS is currently being revised and will be submitted to GOSE in due course. This version updates and replaces the Council's second LDS and reflects new Regulations published in June 2008 that affect LDF production.
- 2.3 Table 1, below, summarises the progress made against the targets and milestones within the LDS. It should be noted that whilst this AMR monitors the period April 2007-March 2008, the below table also includes up to date information on current progress against the targets and milestones within the LDS. The revised LDS includes a number of changes that have become necessary following the introduction of the revised LDF Regulations and the publication of new Planning Policy Statement 12 on Local Development Frameworks, both in June 2008.

**Table 1: Progress against the targets and milestones in the LDS**

Local Development Document	LDS (August 2008) targets and milestones	Progress against target/milestone
<a href="#">Annual Monitoring Report (AMR)</a>	December 2005 and every December thereafter	<b>Target met</b> -2006 AMR submitted December 2006 <b>Target met</b> -2007 AMR submitted December 2007 <b>On target</b> – 2008 AMR due to be submitted December 2008
<a href="#">LDF Core Strategy – Issues Consultation</a>	Issues and Options Consultation Jan – March 2008  Consultation on Core Strategy, Preferred Approach October – December 2009	<b>Target met</b> - Issues and Options Consultation completed March 2008. <b>On target</b> - Formal consultation on Preferred Approach due Oct – Dec 2009.
<a href="#">Design and Sustainability SPD</a>	Issues and Options Consultation January-February 2007  Consultation on Draft SPD and SA February-March 2008	<b>Target met</b> -Issues and Options consultation completed February 2007 <b>Target met</b> - Consultation of Draft SPD & SA completed March 2008 <b>Target met</b> - adopted 29 September 2008 – SPD came into effect on 1 November 2008

<p><a href="#">Landscape and Biodiversity SPD</a></p>	<p>Issues and Options Consultation January-February 2007</p> <p>Consultation on Draft SPD December 2007 – January 2008</p> <p>Adoption July 2008</p>	<p><b>Target met</b>-Issues and Options consultation completed February 2007</p> <p><b>Target met</b> – Consultation of Draft SPD &amp; SA completed January 2008. Formal consultation <b>behind schedule by two month</b> to allow for further consideration of Member comments.</p> <p><b>Target met</b>- adopted July 2008</p>
<p><a href="#">Mulfords Hill, Tadley Development Brief SPD</a></p>	<p>Issues and Options Consultation November-December 2006</p> <p>Consultation on Draft SPD June-July 2007</p> <p>Adoption November 2007</p>	<p><b>Target met</b>-Issues and Options consultation completed December 2006</p> <p><b>Target met</b>-Consultation of Draft SPD completed July 2007</p> <p><b>Target met</b> - adopted November 2007</p>
<p>Residential Parking Standards SPD</p>	<p>Consultation on SA Scoping report February – March 2008</p> <p>Consultation on Draft SPD and SA May – June 2008</p> <p>Adopted July 2008 (SPD came into effect on 1 September 2008)</p>	

The Council has identified the potential need for the following documents to be brought into the timetable for the future:

- SPD on Developer Contributions following publication of revised Circular 05/05

### **3. MONITORING KEY OBJECTIVES**

3.1 This section assesses the extent to which the objectives in the Basingstoke and Deane Adopted Local Plan are being achieved through its policies.

3.2 The objectives that are monitored in this AMR are as follows;

#### **Housing**

Objective 1: Ensure a sufficient supply of new dwellings

Objective 2: Ensure, where possible, new dwellings are built on Previously Developed Land

Objective 3: Ensure new dwellings are built at an appropriate density

Objective 4: Ensure a balanced mix of dwellings

Objective 5: Ensure a sufficient supply of affordable housing

Objective 6: Ensure new dwellings are built in suitable locations

Objective 7: Ensure sufficient provision is made for gypsies and travellers

#### **Economic Issues and Development**

Objective 8: Ensure a sufficient supply of employment land

Objective 9: Ensure sufficient retail and leisure provision

Objective 10: Ensure farm diversification schemes are supported where appropriate

#### **Natural Environment and Resources**

Objective 11: Ensure development is appropriately located in relation to flood risk and water quality

Objective 12: Ensure development does not adversely impact on protected species or sites

Objective 13: Ensure renewable energy schemes are supported where appropriate

Objective 14: Ensure the Borough's open space is protected

Objective 15: Ensure the reuse and recycling of waste

#### **Transport**

Objective 16: Ensure compliance with car parking standards

Objective 17: Ensure local services are accessible

## 4. HOUSING

<b>OBJECTIVE 1: ENSURE A SUFFICIENT SUPPLY OF NEW DWELLINGS</b>	
<b>Local Plan Policy</b>	Policy D1 (Levels of New Development), Policy D2 (Phasing of Residential Development)
<b>Draft South East Plan Policy</b>	Policy H1 (Housing Provision) Policy H2 (Delivering Adequate Levels of Housing)
<b>Community Strategy Objective</b>	C1: Levels of deprivation and poor housing at neighbourhood level are reduced
<b>Target:</b>	
To provide a baseline requirement of 12,060 net additional dwellings over the 15 year period of the Hampshire County Structure Plan (1996-2011) <b>Source: Hampshire County Structure Plan</b>	
<b>Indicators:</b>	
Housing trajectory showing: H1) The planned housing period and provision H2a) Net additional dwellings for the previous years H2b) Net additional dwellings for the reporting year H2c) Net additional dwellings in future years H2d) Managed delivery target	

### H1) The planned housing period and provision

The housing requirement for the Borough, as set out in RPG9 and the Hampshire Structure Plan, is 12,060 or 804 dwellings per annum, (dpa) over the period 1996-2011. The Borough has an additional reserve requirement of 2,000 units, the release of which will only be triggered in response to the annual monitoring of housing land supply undertaken jointly by Hampshire County Council (HCC) and the Hampshire districts and unitary authorities.

The Emerging Regional Spatial Strategy (South East Plan) will supersede the Hampshire County Structure Plan once adopted. The Secretary of State's proposed changes to the South East Plan states that the 'minimum annual average net additional dwelling requirement' for Basingstoke and Deane Borough is 945 dpa or 18,900 for 2006-26. Of the 945 dpa, 915 dpa (18,300) are identified for the Western Corridor/ Blackwater Valley sub-region, and the remaining 30 dpa (600) for the area of the borough outside the sub-region which includes Overton and Whitchurch. The Borough Council made representations in response to the Proposed Modifications to support a lesser figure of 740 dpa.

In summary therefore:

	Start of Plan period	End of Plan period	Total Housing Requirement	Source of Plan Target
H1	1/4/1996	31/3/2011	12,060	RPG9 and Hampshire Structure Plan
H1 (b)	1/4/2006	31/3/2026	18,900	Emerging Regional Spatial Strategy

### H2a and H2b) Net additional dwellings for the previous years (1996-2008) and net additional dwellings for the reporting year (2007/8)

The following graph shows recent levels of housing delivery on an annual basis over the Structure Plan period.

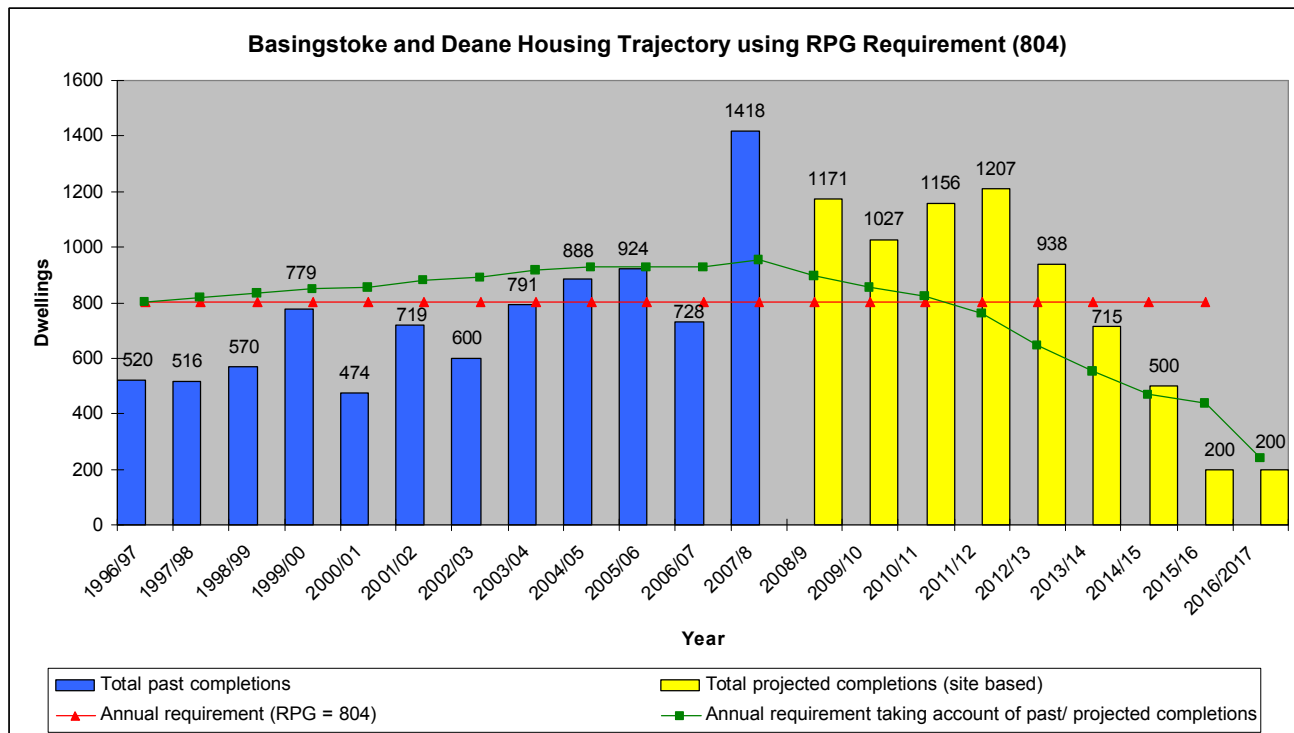


The net number of dwellings completed between 1 April 2007 and 31 March 2008 was **1,418**.

- **1,267** of these completions took place on large sites (10 or more units), while **151** units were completed on small sites (less than 10 units).
- A net total of **8,927** dwellings have been completed in the Borough over the period 1996-2008, an average build rate of **744 dwellings** per annum.
- Over the period **2005/06 - 2007/08**, an average **1,023 dwellings** per annum have been completed

## H2c and H2d) Net additional dwellings in future years and managed delivery targets

The following trajectory shows past levels of housing delivery and likely future levels of housing delivery



- The Borough's remaining housing requirement for 2008-2011 is **3,133** dwellings to meet the 804 dwellings baseline or **4,020** for the 5 year time period 2008-2012.
- The Borough's five year land supply stands at **5,499** units, **1,479** more units than is required over that period taking the Structure Plan requirement of 804 units as a baseline. Put another way, the Borough has 6.8 years of deliverable supply. If the Borough's housing delivery shortfall (which has been accumulated since 1996 due to completion rates falling below the requirement) is added to the baseline requirement this increases to 4,741. The five year supply continues to exceed the requirement by 758 units under this scenario. It is likely that the shortfall will be incorporated into the South East Plan figures and will therefore fall away as an additional requirement.
- If the housing requirement set out in the Secretary of State's proposed changes to the South East Plan is used (945 dpa, increasing the five year requirement to 4,725), the Borough's land supply exceeds this by 774 units or there is 5.8 years of deliverable supply in the pipeline.

Source: BDBC Annual Housing Land Supply Position Report (October 2008)

### **Commentary**

Over the last few years (since 2003/04) the Borough has experienced a growth in housing completions although the 1,418 total for 2008/9 is substantially higher than in recent years and is well above the Structure Plan requirement. However the figures need to be viewed in the context of a wider timeframe to take into account the cycles associated with for example the housing market and timescales for bringing forward development on major sites. This year's completion figure therefore leads to an average of 1,023 new dwellings for the last three years.

High completion rates have resulted from a number of factors including the fact that a number of large greenfield housing sites, allocated in the Adopted Borough Local Plan (1996-2011), are now delivering large numbers of homes; restrictions on housing development in neighbouring districts as a result of the Special Protection Area (SPA) designation may have led to a more favourable housing market in this Borough; developers appear to have moved quickly to complete phases of development, potentially in light of future uncertainties over the housing market; a large number of affordable housing units have been built (35%) reflecting both major Section 106 sites and the above ratio provision (62%) on the Beechwood Lodge/Aldermaston Junction site. Funding was also secured from the Housing Corporation for the 2007 – 2008 completions amounting to just under £17m.

This monitoring report outlines details of the next 9 years of land supply, based on sites which already have planning permission or are allocated in the Adopted Local Plan. This time period will be extended to 15 years, in the next Annual Monitoring Reports (2009), in line with national guidance. This will include the outcomes of the Strategic Housing Land Availability Assessment which is due to be finalised in early 2009, following consultation on the draft study which took place in September and October 2008.

<b>OBJECTIVE 2: ENSURE, WHERE POSSIBLE, NEW DWELLINGS ARE BUILT ON PREVIOUSLY DEVELOPED LAND</b>	
<b>Local Plan Policy</b>	Policy D9 (Rural Brownfield Sites)
<b>Draft South East Plan Policy</b>	Policy H3 (Location of Housing)
<b>Community Strategy Objective</b>	E5: We are effectively using our natural resources and minimising waste and pollution
<b>Targets:</b>	
At least 60% of additional housing should be provided on previously developed land and through conversions of existing buildings <b>Source: South East Plan proposed changes (Policy H2)</b> 40% of all new homes to be accommodated on previously developed land <b>Source: Adopted Local Plan 1996-2011 (Chapter 6-Monitoring Indicators)</b>	
<b>Indicators:</b>	
H3) New and converted dwellings on previously developed land	

### H3) New and converted dwellings on previously developed land (PDL)

<b>H3</b>		<b>Total</b>
	<b>Gross completions</b>	<b>1,491</b>
	<b>Gross completions on PDL (including %)</b>	<b>916 (61%)</b>

Source: BDBC Annual Housing Land Supply Position Report (October 2008)

#### Commentary

The percentage of new dwellings built on PDL in 2007/8 is significantly above the Borough target within the Adopted Local Plan of 40% of new homes to be accommodated on PDL. Over the last 5 years, this leads to an average percentage of 58% of housing development being on **previously developed land**. It should be noted that the 60% figure is a national and regional target. The figure of 40% reflects the development character of Basingstoke in particular, recognising that a high proportion of new housing needs need to be accommodated on greenfield sites. The current and previous figures reflect the fact that the Local Plan greenfield sites release mechanism has been effective in achieving a greater focus on the development of brownfield sites in the earlier stages of the Local Plan period, where this was appropriate in planning terms.

<b>OBJECTIVE 3: ENSURE NEW DWELLINGS ARE BUILT AT AN APPROPRIATE DENSITY</b>	
<b>Local Plan Policy</b>	Policy E1 (Development Control)
<b>Draft South East Plan Policy</b>	Policy H5 (Housing Density and Design)
<b>Community Strategy Objective</b>	E1: The variety and quality of the built environment is protected, enhanced and well designed.
<b>Target:</b>	
Housing to be provided at a density of at least 30 dwellings per hectare (dph) net Source: PPS3	
<b>Indicators:</b>	
Percentage of new dwellings completed at: i) less than 30 dwellings per hectare ii) between 30 and 50 dwellings per hectare iii) above 50 dwellings per hectare	

**Key Findings:**

- The average density is **47** dwellings per hectare (dph).
- **Over 93%** (1,392 dwellings) of new dwellings were built at a density equal to or above the PPS3 target.
- **6.6%** (99 dwellings) of new dwellings were built at a density of less than 30 dph.
- **45.6%** (679 dwellings) of new dwellings were built at a density of between 30 and 50 dph.
- **47.8%** (713 dwellings) of new dwellings are built at a density above 50 dph.

Source: Hampshire County Council

**Commentary**

The average density for residential development remains significantly above the national target. A small percentage of new homes (less than 7%) were built below the national target with 36% of these relating to developments of just a single dwelling. When removing developments of just single dwellings from the figures, just 4% of developments had a density of less than the national target. These reflects the need on smaller sites for achieving a balance between properly reflecting local character and making efficient use of land.

<b>OBJECTIVE 4: ENSURE A BALANCED MIX OF DWELLINGS</b>	
<b>Local Plan Policy</b>	Policy C3 (Housing Mix) Policy D4 (Sub-division and loss of dwellings)
<b>Draft South East Plan Policy</b>	Policy H6 (Type and Size of New Housing)
<b>Community Strategy Objective</b>	E3: Access to affordable and appropriate housing is improved.
<b>Target:</b>	
Between 30% and 50% of market dwellings provided on site are small units (1 and 2 bedrooms) Source: Policy C3 Adopted Local Plan 1996-2011	
<b>Indicators:</b>	
<ul style="list-style-type: none"> <li>▪ Percentage of 2 bedroom (or smaller) dwellings built as a proportion of all new dwellings</li> <li>▪ Number of planning permissions given for Houses in Multiple Occupation/ Sub-Divisions of dwellings (new indicator)</li> </ul>	

#### Key Findings:

- Of the 1,418 net total dwelling completions between 1 April 2007- 31 March 2008, **527** were market dwellings on sites comprising a net gain of one or two bedroom dwellings, where Policy C3 (Housing Mix) of the Adopted Local Plan was applicable.
- Of these **527** market units, **135** dwellings were one bed dwellings and **392** were two bed dwellings.
- There were **281** three bed market dwellings and **198** four/five bed market dwellings – making a total of **970** net market dwellings.  
Source: Hampshire County Council Annual Housing Monitoring schedules
- During the period there were **11** planning applications for change of use from a dwelling to a house in multiple occupation. Of these, **7** were granted permission and **4** were refused.
- **2** planning applications were granted for the change of use of a house in multiple occupation back to a dwelling house (Class C3).
- **44** planning applications were refused for sub-divisions of residential dwellings.

Source: Acolaid

#### Commentary:

The focus on bringing forward brownfield sites at an earlier stage in the Local Plan timeframe (a number of which were on town centre sites) is reflected in the levels of smaller units that have been developed over recent years. It is anticipated that the effects of the Housing Mix Policy and the supporting SPD will begin to show a change in the profile of provision. This anticipated change is also likely to reflect the fact that more large greenfield sites, that can accommodate a wider range of dwelling sizes due to site characteristics, will be coming forward. The previous focus, in the earlier stages of the Local Plan, to increase the supply of smaller more affordable market dwellings has however been achieved.

Council members and some local communities have expressed concern at a significant rise in the number of applications for subdivisions that arose in 2007-2008 and has continued into 2008 albeit at a lower rate in the context of changes in the

market. A significant proportion of applications refused by the LPA have been allowed at appeal and a Council Motion in 2008 has asked that particular attention be paid to perceived deficiencies in Policy D4. Accordingly this aspect of the evidence base is receiving particular focus, along with the collection and analysis of how other Authorities have addressed or are addressing similar issues.

<b>OBJECTIVE 5: ENSURE A SUFFICIENT SUPPLY OF AFFORDABLE HOUSING</b>	
<b>Local Plan Policy</b>	Policy C2 (Affordable Housing)
<b>Draft South East Plan Policy</b>	Policy H4 (Affordable Housing)
<b>Community Strategy Objective</b>	E3: Access to affordable and appropriate housing is improved.
<b>Target:</b>	
To provide at least 300 affordable units per annum Source: BDBC Housing Strategy (2008-2011) Starting point for negotiations on the level of affordable housing will be 40% Source: Policy C2 Adopted Local Plan 1996-2011	
<b>Indicators:</b>	
H5) Gross affordable housing completions	

#### H5) Gross affordable housing completions

	<b>Social rent homes provided</b>	<b>Intermediate homes provided</b>	<b>Affordable homes total (gross)</b>
<b>H5</b>	<b>319</b>	<b>143</b>	<b>462</b>

Source: SEERA Affordable Housing Monitoring Form

#### Commentary

As in the previous three years, the number of affordable housing units built has exceeded the Council's previous target of 250 affordable dwellings per annum (2004/5 – 277, 2005/6 – 278, 2006/7 281). This target was increased to at least 300 affordable units in 2008, and this has been significantly exceeded. 31% of gross completions completed in 2007/8 were affordable units and funding amounting to just under £17m was secured from the Housing Corporation.

<b>OBJECTIVE 6: ENSURE NEW DWELLINGS ARE BUILT IN SUITABLE LOCATIONS</b>	
<b>Local Plan Policy</b>	Policy D5 (Residential and other Development In Settlements) Policy D6 (New Residential Accommodation in the Countryside) Policy D7 (Essential Residential Accommodation in the Countryside) Policy D8 (Rural Exceptions) Policy D9 (Rural Brownfield Sites)
<b>Draft South East Plan Policy</b>	Policy H3 (The Location of Housing)
<b>Community Strategy Objective</b>	E2: The diversity and quality of the natural environment is protected and enhanced E3: Access to affordable and appropriate housing is improved
<b>Target:</b>	
Ensure that dwellings are built in locations that minimise the need for people to travel, have least impact on the environment and respond to local need. Source: Adopted Local Plan 1996-2011 (Chapter 1, paragraph 1.10-1.11)	
<b>Indicators:</b>	
i)	Number of completions within Settlement Policy Boundaries
ii)	Number of completions outside Settlement Policy Boundaries
iii)	Number of completions for one for one replacement of existing dwellings
iv)	Number of completions for the conversion of an existing building
v)	Number of agricultural, forestry or other occupational dwellings in the countryside
vi)	Number of completions on Rural Brownfield sites
vii)	Number of applications for Rural Exception Schemes

### Key Findings:

- **Of the 1,418 net gains on large and small sites between April 2007 and March 2008, 95% (1,345 dwellings) were within Settlement Policy Boundaries (SPBs) and 5% (73 dwellings) were outside SPBs.**  
Source: Hampshire County Council
- **The 73 net gains built outside Settlement Policy Boundaries included:**
- **15 gains from one for one replacements of existing dwellings (where there has been a loss of the existing dwelling in a previous year), in accordance with Policy D6 of the Adopted Local Plan.** Source: Hampshire County Council
- **16 gains from the conversion of an existing building, in accordance with Policy D6 of the Adopted Local Plan.** Source: Hampshire County Council
- **4 rural based occupational dwellings in accordance with Policy D7 of the Adopted Local Plan.** Source: Hampshire County Council
- **73 dwellings on Rural Brownfield Sites in accordance with Policy D9 of the Adopted Local Plan.** Source: Hampshire County Council
- **In addition there have been 2 applications for Rural Exception (Affordable Housing) Schemes (Charter Alley and Preston Candover) where there has been a resolution to grant planning permission.**  
Source: BDBC Housing Department

### Commentary

The overwhelming majority of new dwellings (95%) have been built within Settlement Policy Boundaries (SPBs) in accordance with the sustainability principles of the Local Plan. This percentage has increased by 2% from the year before. Just 5% of net gains were built outside a designated SPB.

<b>OBJECTIVE 7: ENSURE SUFFICIENT PROVISION IS MADE FOR GYPSIES AND TRAVELLERS</b>	
<b>Local Plan Policy</b>	Policy C5 (Gypsy Sites/Travelling show-people)
<b>Draft South East Plan Policy</b>	Paragraph 9, Section D3-Provision for Gypsies and Travellers Interim Statement
<b>Community Strategy Objective</b>	C6: Diversity is celebrated and discrimination eliminated E3: Access to affordable and appropriate housing is improved
<b>Target:</b>	
Creating and sustaining strong communities, for the benefit of all members of society including the gypsy and traveller community, in accordance with the Government's Respect agenda Source: Circular 01/2006 'Planning for Gypsies and Travellers' (paragraph 4)	
<b>Indicators:</b>	
H4) Net additional pitches	

### Key Findings:

- **1 planning application for a gypsy, traveller or show-people site was granted planning approval in the period April 2007-March 2008.**

Source: Acolaid

### Commentary

In the previous year 1 planning application for gypsy, traveller or show-people was granted permission allowing for 2 permanent and 2 temporary pitches. Planning permission for 1 permanent and 1 temporary pitch was granted in 2007-08.

Representatives from the Borough Housing Team have worked alongside Hampshire County Council to undertake a full housing needs survey of gypsies and travellers. This survey provides recommendations on the future provision of sites for gypsies and travellers. The recommendations have fed into the Partial Review of the Draft South East Plan, which is being undertaken by the South East of England Regional Assembly (SEERA), and will assist in the development of regional policy on the provision of sites for Gypsies and Travellers.

## **NEW INDICATOR “H6 – HOUSING QUALITY”**

The Government introduced a new Core Output Indicator to monitor the level of quality in new housing development. Housing sites of at least 10 new dwellings that have been completed should be monitored. The assessment has been designed to ensure that it meets the criteria described for housing quality in PPS3 and a checklist has been produced by CABI. Each housing development scheme is awarded a score out of 20, based on the proportion of questions that are answered positively. There are 20 questions to answer in relation to the following themes (i) character; (ii) roads, parking and pedestrianisation; (iii) design and construction and (iv) environment and community. The scores are categorised as very good, good, average and poor.

As this is a new indicator the Council does not hold data. However the Council is considering ways of collecting information in future.

## 5. ECONOMIC ISSUES AND DEVELOPMENT

<b>OBJECTIVE 8: ENSURE A SUFFICIENT SUPPLY OF EMPLOYMENT LAND</b>	
<b>Local Plan Policy</b>	Policies EC1 and EC2 (Employment Areas)
<b>Draft South East Plan Policy</b>	Policy RE1 (Supporting Regionally Important Sectors and Clusters) Policy RE2 (Employment and Land Provision)
<b>Community Strategy Objective</b>	P4: Barriers to employment and investment are reduced
<b>Target:</b>	
Maintain an adequate supply of land for employment and for meeting trends in employment Source: Adopted Local Plan 1996-2011 (Chapter 3, paragraph 3.2)	
<b>Indicators:</b>	
BD1) Total amount of additional employment floorspace – by type BD2) Total amount of employment floorspace on previously developed land – by type BD3) Employment land available – by type	

### Key Findings:

- Total completed amount of additional employment floorspace for 2007/08 was **28,335m<sup>2</sup> (gross)** and **17,137 m<sup>2</sup> (net<sup>6</sup>)**
- Of the completed floorspace **88% (15,190 m<sup>2</sup>)** was developed in urban areas and **12% (1,947 m<sup>2</sup>)** was developed in rural areas
- **100%** of completed floorspace was on Previously Developed Land.
- Total employment land available at March 2008 (i.e. allocations and sites with planning permission) is **57.55 ha.**

Source: Hampshire County Council

### BD1 & BD2) Floorspace developed for employment use

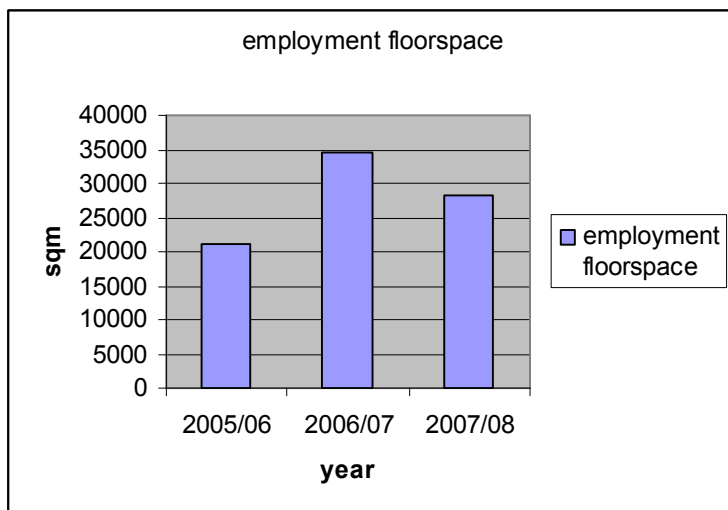
		B1	B1A	B2	B8	Mixed use B1-B8	Total
<b>BD1</b>	<b>Gross</b>	1435 m <sup>2</sup>	12752 m <sup>2</sup>	0	3298 m <sup>2</sup>	10850 m <sup>2</sup>	28335 m <sup>2</sup>
	<b>Gross internal</b>	1381 m <sup>2</sup>	12274 m <sup>2</sup>	0	3174 m <sup>2</sup>	10443 m <sup>2</sup>	27272 m <sup>2</sup>
	<b>Net</b>	1435 m <sup>2</sup>	6763 m <sup>2</sup>	0	3298 m <sup>2</sup>	5641 m <sup>2</sup>	17137 m <sup>2</sup>
<b>BD2</b>	<b>Gross</b>	1435 m <sup>2</sup>	12752 m <sup>2</sup>	0	3298 m <sup>2</sup>	10850 m <sup>2</sup>	28335 m <sup>2</sup>
	<b>% gross on PDL</b>	100	100	0	100	100	100

Source: Hampshire County Council

<sup>6</sup> The percentage difference between gross external and gross internal floorspace (3.75%)

**Commentary**

There has been an increase in the amount of floorspace developed for employment use of 21,216m<sup>2</sup> in 2005/06 to 34,673m<sup>2</sup> in 2006/07, and a slight decrease to 28,335m<sup>2</sup> in 2007/08. However, 100 % of the employment floorspace was developed on Previously Developed Land. Of this floorspace, 12% was built in rural locations and 88% in urban areas.



**BD3) Employment land available – by type**

	B1	B1A	B1B	B1C	B2	B8	B1-B8	Total
<b>Hectares</b>	<b>6.9</b>	<b>20.6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3.5</b>	<b>26.55</b>	<b>57.55</b>

Source: Hampshire County Council

**Commentary**

Of the total employment land available, 16.83 ha are available on sites allocated for employment use in the Local Plan. The other 40.72 ha land contain sites for which planning permission has been granted for employment uses but are not included in Local Plan allocations.

<b>OBJECTIVE 9: ENSURE SUFFICIENT RETAIL AND LEISURE PROVISION</b>	
<b>Local Plan Policy</b>	Policy EC9 (Retail and Commercial Leisure) Policy EC10 (A3, A4 and A5 Food and Drink) Policy EC11 (Hotels)
<b>Draft South East Plan Policy</b>	Policy TC1 (Development of Town Centres) Policy TC2 (Strategic Network of Town Centres) Policy TC3 (New Development and Redevelopment in Town Centres) Policy TC4 (Creating and Supporting Town Centres)
<b>Community Strategy Objective</b>	P5: The Borough has thriving town centres which contribute to a broad economic base
<b>Target:</b>	
Enhance the existing retail and leisure provision to ensure future competitiveness Source: Adopted Local Plan 1996-2011 (Chapter 3, paragraph 3.21)	
<b>Indicators:</b>	
BD4) Total amount of floorspace for 'town centre uses'	
i) Use Class Order A3 applications and permissions	

### Key Findings:

- **Total completed gross floorspace for retail and leisure development between April 2007 and March 2008 was 19,053m<sup>2</sup>.**  
Source: Hampshire County Council
- **Of this 4,134m<sup>2</sup> was retail development and 2,167m<sup>2</sup> was leisure development.** Source: Hampshire County Council
- **634 m<sup>2</sup> of the completed retail and leisure development in 2007/08 was in a town centre (as defined in the Adopted Local Plan).** Source: Hampshire County Council
- **During the period there were 4 applications for change of use from A1 (retail) to other uses. Of these, 3 applications were granted permission and 1 application was refused. Table 1 provides more details of these applications.** Source: Acolaid
- **During the period there were 2 applications for change of use to A3 uses, which were granted. Table 2 below provides more details of these applications.** Source: Acolaid

### **BD4) Total amount of floorspace for town centre uses**

	<b>A1</b>	<b>A2</b>	<b>B1a</b>	<b>D2</b>	<b>Total</b>
<b>Gross</b>	4,134 m <sup>2</sup>	0	12,752 m <sup>2</sup>	2,167 m <sup>2</sup>	19,053 m <sup>2</sup>
<b>Net</b>	3,979 m <sup>2</sup>		6,763 m <sup>2</sup>	2,086 m <sup>2</sup>	12,828 m <sup>2</sup>

Source: Hampshire County Council

### Commentary

There has been a steady increase in the amount of completed floorspace for retail and leisure development (2,050m<sup>2</sup> in 2005/06 to 4,278m<sup>2</sup> in 2006/07 and to 6,301m<sup>2</sup> in

2007/08 ) with the development of Wickes A1 retail warehouse contributing 3,500m<sup>2</sup> alone. 634m<sup>2</sup> of the completed retail and leisure development was within a town centre, as defined within the Local Plan.

**Table 1: Loss of Retail Uses**

Change of Use	Description of new use	BDB reference	Status
A1 to D1 (a)	Dental surgery	67341	Granted
A1 to A2	Financial Service	67692	Granted
A1 to sui generis	Tanning and beauty salon	67879	Granted
A1/B1 to A5	Take away	64969	Refused

Source: Acolaid

Of the three planning applications granted permission for change of use from retail units to other uses, one was located in a town centre and one site in a local shopping parade.

**Table 2: Class A3 Uses**

Change of Use	Description of new use	BDB reference	Status
A2 to A3/A4/A5	Restaurant/café and bar/take away	65574	Granted
B1 to A3	Restaurant	67297	Granted

Source: Acolaid

<b>OBJECTIVE 10: ENSURE FARM DIVERSIFICATION SCHEMES ARE SUPPORTED WHERE APPROPRIATE</b>	
<b>Local Plan Policy</b>	Policy EC7 (Farm Diversification)
<b>Draft South East Plan Policy</b>	Policy RE2 (Employment and Land Provision)
<b>Community Strategy Objective</b>	P4:Barriers to employment and investment are reduced E1:The variety and quality of the built environment is protected, enhanced and well designed
<b>Target:</b>	
Be supportive of well conceived farm diversification schemes for business purposes that contribute to sustainable development objectives and help to sustain the agricultural enterprise, and are consistent in their scale with their rural location. <b>Source: PSS7, Paragraph 30(ii)</b>	
<b>Indicators:</b>	
i) Applications for farm diversification schemes; ii) Percentage of farm diversification schemes given planning approval	

**Key Findings:**

- **Between April 2007 and March 2008 there were 6 applications for farm diversification schemes.**
- **Of these, 4 were approved and 2 were refused.**

Source: Acolaid

**Commentary**

The number of planning applications for farm diversification schemes has decreased from eight (2006/07) to six (2007/08). However four applications were granted planning permission. Future applications for such schemes will be supported by the adopted Farm Diversification and Traditional Farmstead Supplementary Planning Document which provides guidance on the issues to consider.

## 6. NATURAL ENVIRONMENT AND RESOURCES

<b>OBJECTIVE 11: ENSURE DEVELOPMENT IS APPROPRIATELY LOCATED IN RELATION TO FLOOD RISK AND WATER QUALITY</b>	
<b>Local Plan Policy</b>	Policy E8 (Water Environment)
<b>Draft South East Plan Policy</b>	Policy NRM1 (Sustainable Water Resources, Groundwater and River Water Quality Management) Policy NRM3 (Sustainable Flood Risk Management)
<b>Community Strategy Objective</b>	E5: We are effectively using our natural resources and minimising waste and pollution
<b>Target:</b>	
Avoid inappropriate development in areas at risk of flooding and direct development away from areas at highest risk Source: PPS25	
<b>Indicators:</b>	
E1) Number of planning applications granted contrary to Environment Agency advice on flooding and water quality grounds	

### Key Findings:

- During the period April 2007 to March 2008, **13** applications were objected to by the Environment Agency on flood risk grounds.
- **No** planning applications were granted permission contrary to Environment Agency advice.
- **No** planning applications were objected to on water quality grounds.

Source: <http://www.environment-agency.gov.uk/aboutus/512398/908812/1351053/1449570/?version=1&lang= e>

### Commentary

Of the 13 applications 3 applications were refused on flood risk grounds, 5 applications were granted subject to conditions for the provision of Drainage Strategies, 3 applications were withdrawn and 2 applications have not yet been determined.

No applications were granted permission contrary to Environment Agency advice.

<b>OBJECTIVE 12: ENSURE DEVELOPMENT DOES NOT ADVERSELY IMPACT ON PROTECTED SPECIES AND SITES</b>	
<b>Local Plan Policy</b>	Policy E7 (Nature/Biodiversity Conservation)
<b>Draft South East Plan Policy</b>	Policy NRM4 (Conservation and Improvement of Biodiversity) Policy NRM5 (Woodlands)
<b>Community Strategy Objective</b>	E2: The diversity and quality of the natural environment is protected and enhanced.
<b>Target:</b>	
Ensure that 95% of SSSIs are in a favourable condition and/or those in an unfavourable recovering condition by 2010 Source: RPG9	
<b>Indicators:</b>	
E2) Change in areas of biodiversity importance	

### Key Findings:

- **No loss of SINC**s due to development control decisions
- **The condition of SSSIs is improving year on year, with 89.16% of SSSIs wholly within the Borough meeting the Government's Public Service Agreement target for SSSIs- ie they are either in a favourable or unfavourable recovering condition. This is an improvement of 14.5% from 2006/07.**
- **Despite the year on year improvements, the condition of SSSIs within the Borough still falls short of the regional target for 95% of SSSIs to meet the PSA target by 2010.**
- **There are 8 SSSIs either wholly or partially within the Borough that have areas within them in an unfavourable declining condition.**

Source: Natural England: SSSI condition summary (Sep 2008)

### Commentary

The purpose of the indicator E2 is to audit development control decisions to check if any have been made that will result in the direct loss of land classified as a Site of Importance for Nature Conservation. An assessment was carried out using the council's geographic information system and involves two stages:

- overlaying planning records on the SINC layer and running a spatial query to detect any overlaps;
- Where overlaps are detected, the detailed planning records for these applications are manually assessed to see if the consent involves destruction of the SINC within the plotted development area.

It was determined that there were no losses for the 07-08 year.

Table 2 below, outlines Natural England's 2008 condition summary for the 19 SSSIs that are either wholly or partly located within the Borough. The table indicates that the

condition of SSSIs wholly within the Borough has continued to improve from 2005/06 and 2006/07 notably the areas Highclere Park and Pamber Forest/Silchester Common. However like 2006/07, eight of the SSSIs wholly and partly within the Borough remain in an unfavourable declining condition. These are namely; Ashford Hill Woods and Meadow, Highclere Park, Mapledurwell Fen, Pamber Forest/Silchester Common, East Aston Common, Hook Common and Bartley Heath, Micheldever Spoil Heaps and the River Test. The main reason for a proportion of the borough's SSSIs being in unfavourable condition relates to land management matters rather than direct loss or harm due to development.

**Table 2: SSSI condition summary**

Name	% Area favourable	% Area unfavourable recovering	% Area unfavourable no change	% Area unfavourable declining	% Area destroyed/part destroyed
<b>Wholly within the Borough</b>					
Ashford Hill Woods and Meadow	18.11%	73.19%	2.01%	6.69%	0 %
Bere Mill Meadows	0%	100%	0%	0%	0 %
Burghclere Beacon	100%	0%	0%	0%	0%
Duncroft Farm Pit	100%	0%	0%	0%	0%
Highclere Park	39.39%	55.84%	4.77%	0%	0%
Ladle Hill	0%	100%	0%	0%	0%
Mapledurwell Fen	0%	0%	0%	100%	0%
Old Burghclere Lime Quarry	100%	0%	0%	0%	0%
Pamber Forest/Silchester Common	3.51%	90.65%	0.497%	5.29%	0.05%
Ron Ward's Meadow with Tadley Pastures	82.73%	17.27%	0%	0%	0%
Sidley Wood	0%	0%	100%	0%	0%
<b>AVERAGE</b>	<b>40.35%</b>	<b>48.81%</b>	<b>0.66%</b>	<b>10.18%</b>	<b>0 %</b>
<b>Partly within the Borough</b>					
Butter Wood	11.41%	88.59%	0 %	0%	0%
East Aston Common	11.63%	0%	0%	88.37%	0%
Greywell Tunnel (Basingstoke Canal)	100%	0%	0%	0%	0%
Hook Common and Bartley Heath	0%	41.89%	0%	58.11%	0%
Micheldever Spoil Heaps	38.39%	28.21%	16.44%	16.97%	0%
River Test	21.75%	6.59%	16.83%	54.72%	0.10%
Stanford End Mill and River Loddon	100%	0%	0%	0%	0%
West Woodhay Down	55.22%	44.78%	0%	0%	0%
<b>AVERAGE</b>	<b>42.3%</b>	<b>31%</b>	<b>1.99%</b>	<b>24.86%</b>	<b>0.01%</b>

Source: Natural England: SSSI condition summary (1<sup>st</sup> September 2008)

<b>OBJECTIVE 14: ENSURE RENEWABLE ENERGY SCHEMES ARE SUPPORTED WHERE APPROPRIATE</b>	
<b>Local Plan Policy</b>	Policy A6 (Renewable Energy)
<b>Draft South East Plan Policy</b>	Policy EN1 (Development and Design for Energy Efficiency and Renewable Energy) Policy EN2 (Combined Heat and Power) Policy EN3 (Regional Renewable Energy Targets) Policy EN4 (Sub-Regional Targets) Policy EN5 (Location of Renewable Energy Development) Policy EN6 (Development Criteria)
<b>Community Strategy Objective</b>	E5: We are effectively using our natural resources and minimising waste and pollution
<b>Target:</b>	
Promote and encourage the development of renewable energy sources Source: PPS22 (pg7, ii)	
<b>Indicators:</b>	
E3) Renewable energy generation	

### **Key Findings:**

- **Between April 2007 and March 2008, there were 4 applications for solar panels, all of which were granted planning permission.**
- **During the same period there were 3 applications for wind turbines, of which 2 were granted planning permission and 1 was refused.**
- **This is an increase from 2005/06, when just 1 application for solar panels was granted planning permission.**

Source: Acolaid

### **Commentary**

The number of renewable energy applications has been similar to 2006/07 (3 planning permissions for solar panels; and 2 planning permissions for wind turbines), which reflects national interest in the use of renewable energy sources, in line with the Government's Climate Change Agenda. Future applications for renewable energy schemes will be supported by the Design and Sustainability Supplementary Planning Document (SPD) which was adopted in September and came into affect on 1 November 2008.

However, the Town and Country Planning (General Permitted Development) (Amendments) (England) Order 2008 now considers the installation of solar PV or solar thermal equipment on a dwelling as permitted development. This may result in a reduction in the number of formal planning applications for solar panels.

<b>OBJECTIVE 15: ENSURE THE BOROUGH'S OPEN SPACES ARE PROTECTED</b>	
<b>Local Plan Policy</b>	Policy C7 (Protection, Enhancement and Replacement of Existing Leisure and Community Facilities and Open Spaces) Policy C9 (New Leisure Facilities or Open Spaces)
<b>Draft South East Plan Policy</b>	Policy S3 (Supporting Healthy Communities) Policy C4 (Countryside Access and Rights of Way Management)
<b>Community Strategy Objective</b>	E6: Access to the countryside and public open space is improved.
<b>Target:</b>	
Maintain the Borough's open spaces to national standards Source: Green Flag Award	
<b>Indicators:</b>	
i) Percentage of eligible open spaces managed to green flag award standard	

### Key Findings:

- There are **2** sites within the Borough with Green Flag Status: Eastrop Park and War Memorial Park.
- The percentage of eligible sites with a Green Flag Award is estimated to be **22%** based on the eligibility criteria published by the Civic Trust. The sites that the Borough Council consider to be eligible are:
  - Eastrop Park
  - South View Cemetery, Norden, Basingstoke
  - Down Grange Walled Garden, Kempshott, Basingstoke
  - Pamber Forest, nr Tadley
  - Millfield, Old Basing
  - Black Dam Ponds
  - Great Sorrells Copse
  - St Johns and Cowdown Copses, Oakley
  - War Memorial Park

Source: BDBC Leisure Team

### Commentary

The number of Green Flag Awards for parks has increased from one to two, and the percentage of eligible sites from 20% to 22%.

Up to date information necessary to give a complete and robust range of information on community facilities and open space is currently being developed. However Basingstoke and Deane's estimated figure for total public open space including play areas and allotments is 583 hectares including 40 allotment sites with approximately 980 plots. Digital mapping of all open space including play areas and playing fields is yet to be completed but once this data has been verified the Borough Council will have a more accurate figure. This work is expected to be completed by the end of 2010.

<b>OBJECTIVE 16: ENSURE THE REUSE AND RECYCLING OF WASTE</b>	
<b>Local Plan Policy</b>	Policy A5 (Recycling)
<b>Draft South East Plan Policy</b>	Policy W2 (Sustainable Design, Construction and Demolition) Policy W5 (Targets for Diversion From Landfill) Policy W6 (Recycling and Composting Targets) Policy W8 (Waste Separation) Policy W9 (New Markets)
<b>Community Strategy Objective</b>	E5: We are effectively using our natural resources and minimising waste and pollution
<b>Target:</b>	
Increase the reuse and recycling of waste materials Source: Adopted Local Plan 1996-2011 (Policy A5)	
<b>Indicators:</b>	
i) Percentage of waste recycled or composted	

**Key Findings:**

- In 2007/08, **23.1%** of household waste was recycled or composted.
- This is a percentage increase of **3.19%** from 2006/07 when **19.91%** of household waste was recycled or composted.

Source: BDBC Recycling Officer

**Commentary**

The amount of household waste recycled or composted has continued to increase. This increase is due to the introduction of a kerbside garden waste collection, the delivery of recycling bins to 10,000 rural properties within the Borough and greater awareness raising. Further information is being included within the Borough Council's Design and Sustainability SPD in relation to the storage and collection of recyclable materials in new development, which will support this objective in the longer term.

## 7. TRANSPORT

<b>OBJECTIVE 17: ENSURE COMPLIANCE WITH CAR PARKING STANDARDS</b>	
<b>Local Plan Policy</b>	Policy A1 (Car Parking)
<b>Draft South East Plan Policy</b>	Policy T7 (Parking)
<b>Community Strategy Objective</b>	E1: The variety and quality of the built environment is protected, enhanced and well designed P4: Barriers to employment and investment are reduced
<b>Target:</b>	
Highways development to comply with the Adopted Local Plan and the Hampshire County Council Standards Source: HCC Parking Strategy and Standard SPG (Policies 1-7); BEST	
<b>Indicators:</b>	
i)	Amount of completed non-residential development (Use Class Orders A, B and D) complying with car parking standards set out in the Council's Adopted Parking Standards SPD

### Key Findings:

- During the period there were **8** applications relating to Use Class A, which were granted planning permission and had no objections from the Local Highways Authority
- There were **36** applications relating to Use Class B. Of these, **31** had no objections from the Local Highways Authority. In the remaining 5 applications, the Local Highways Authority did raise objections in relation to parking provision and all **5** were refused on highway grounds.
- There were **2** applications relating to Use Class D. Of these, 1 had no objections from the Local Highways Authority and was granted planning permission. In relation to the other application the Local Highways Authority raised objections and the application was refused.
- There was **1** application relating to Sui Generis uses, which was granted planning permission. The Local Highways Authority did not raise objections but requested a Transport Plan.

Source: Acolaid

### Commentary

Of the 47 applications relating to Use Classes A, B, D or Sui Generis, 41 had no objections from the Local Highways Authority. The remaining 6 applications were objected to on the basis of parking provision and were subsequently refused on highway grounds.

<b>OBJECTIVE 18: ENSURE LOCAL SERVICES ARE ACCESSIBLE</b>	
<b>Local Plan Policy</b>	Policy D5 (Residential and Other Development in Settlements)
<b>Draft South East Plan Policy</b>	Policy T5 (Mobility Management) Policy H3 (Location of Housing)
<b>Community Strategy Objective</b>	E4: Residents can access the services they need without the use of a car.
<b>Target:</b>	
To provide new development in sustainable locations Source: Adopted Local Plan 1996-2011 (Policy D5)	
<b>Indicators:</b>	
i)	Percentage of new dwellings (Net Housing Gain) within 30 minutes travelling time by public transport of a GP, hospital, primary and secondary school, employment, a major health centre, retail centre and a supermarket.

#### **Key Findings:**

- **99.5%** of net housing gains during April 2007- March 2008 are within 30 minutes of a primary school.
- **93%** of net housing gains are within 30 minutes of a secondary school.
- **71.8%** of net housing gains are within 30 minutes of further education colleges.
- **84.4%** of net housing gains are within 30 minutes of a hospital.
- **96.7%** of net housing gains are within 30 minutes of a doctors surgery.
- **95.6%** of net housing gains are within 30 minutes of an employment centre.
- **91%** of net housing gains are within 30 minutes of a retail centre.
- **98.7%** of net housing gains are within 30 minutes of a food supermarket.

Source: Basingstoke and Deane Modelling - model Accession

#### **Commentary**

Figures for housing completions between April 2007 and March 2008 indicate a high level of accessibility to local services. This reflects the proactive approach within the Local Plan to allocating sites in and around the main urban areas of the Borough. As such the majority of new development tends to be in locations where service provision is greatest and there are opportunities to make use of public transport. It is recognised that the provision of quick and easy access to essential services is key to the development of sustainable communities.

## **8. CONCLUSIONS**

- 8.1 The AMR provides an essential set of baseline data in relation to the economic, social and environmental characteristics of Basingstoke and Deane, and a comparison with the trends from previous years.
- 8.2 During the period for this AMR (April 2007-March 2008) there has been good progress against the milestones and targets outlined within the Local Development Scheme for Basingstoke and Deane (August 2007). All the targets within the LDS for commencement have been met or are on target to be met.
- 8.3 Data from this year's AMR indicates that the Local Plan policies have been effective in achieving the vision and objectives of the adopted Basingstoke and Deane Borough Local Plan (1996-2011). The development and adoption of a number of Supplementary Planning Documents will, in the Borough Council's view, further support the effectiveness of a range of policies.
- 8.4 It is recognised that the information within this AMR and subsequent AMRs is an important part of the evidence base, which will be used to support the development of a sound Local Development Framework for Basingstoke and Deane.