



*Basingstoke  
and Deane*



## Examination of the Basingstoke and Deane Local Plan (2011 to 2029)

MF2: Sustainability Appraisal (incorporating Strategic Environmental Assessment) of the options for the spatial distribution of housing for the borough and spatial distribution of housing for Basingstoke Town

October 2015

## Contents

Appendix 13: Sustainability Appraisal of the options for the spatial distribution of housing	4
Appendix 13a: Sustainability Appraisal of the spatial distribution of housing for Basingstoke Town	16

## **Introduction**

During the examination hearing for Issue 2 (Sustainability Appraisal and Habitats Regulations Assessment), the Inspector requested the council provides explanation for the performance of options against the sustainability objectives included within Appendix 13 (Sustainability Appraisal of the options for the spatial distribution of housing) and Appendix 13a (Sustainability Appraisal of the spatial distribution of housing for Basingstoke Town) of the Sustainability Appraisal (incorporating Strategic Environmental Assessment) for the Submission Local Plan with proposed modifications (May 2015) (PS/02/16).

Appendices 13 and 13a of PS/02/16 include an explanation for the performance of options against each sustainability objectives. These appendices, as they appear in PS/02/16, are included within this document below.

# Appendix 13 - Sustainability Appraisal of the options for the spatial distribution of housing (May 2015)

This appraisal considers three spatial options for development and is based on the provision of some 7000 to 8000 new dwellings on greenfield sites over the plan period, taking into account shortlisted SHLAA<sup>1</sup> sites but without consideration of specific sites. These options are considered to represent those reasonably available.

## **Option 1 – Basingstoke focus for all development**

This option would provide the majority of all new development around Basingstoke town. This level of development would potentially require a combination of major development to the north, east, west, south-west or north-east of the town.

## **Option 2 – Basingstoke focus and a spread of development to larger settlements in the borough**

This option would focus significant development at Basingstoke Town, but with some distribution to the borough's larger rural settlements of Oakley, Overton, Whitchurch, Kingsclere and Bramley. Strategic development is not proposed at Tadley due to the Health and Safety Executive's position that it would advise against development that would result in an increase in population in and around the town as it is within the inner consultation zone of the Atomic Weapons Establishment (AWE).

## **Option 3 – A spread of development to a greater number of settlements in the borough, where they have SPBs**

This option would mean less of a focus on Basingstoke Town with dispersal of development to a number of larger rural settlements around the borough which have Settlement Policy Boundaries (approximately 20 settlements). It would be realistic to assume that there would be more development in the larger settlements, and less in the smaller.

### Sustainability Appraisal of the Options

The table below provides an appraisal of the three spatial options. Given the strategic nature of the options under consideration, in some instances it is difficult to conclude whether the impact would be positive or negative, and there are a number of uncertainties. For example, the sites that may be developed for each option are unknown so at this stage it is not possible to assess the impact of any of the options on the borough's landscape. Likewise, in considering the impact on each objective, there may be a range of issues and complexities to assess which makes it impossible to assign a single symbol overall.

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<sup>1</sup> The SHLAA can be viewed on the council's website here <http://www.basingstoke.gov.uk/HO4>

All options provide the same level of housing, although by concentrating development at Basingstoke (option 1) there are fewer opportunities for new housing in the rural parts of the borough, although smaller scale housing development could be provided through Community Right to Build / Neighbourhood Planning to address specific areas of need, in addition to Rural Exception sites.

**Key**

++	Significantly positive effect
+	Positive effect
0	Neutral/negligible/no effect
-	Negative effect
--	Significantly negative effect
?	Uncertain outcome

Font colour of objectives – pink=social, blue=economic, green=environmental

Sustainability Objectives	B & D Sustainability issues/LDF issues	Option 1 – Basingstoke focus for all development	Option 2 – Basingstoke focus and a spread of development to larger settlements in the borough	Option 3 – A spread of development to a greater number of settlements in the borough, where they have SPBs
<p>1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.</p>	<ul style="list-style-type: none"> <li>• Population set to grow steadily, and ageing</li> <li>• High numbers of people in housing need on the housing register</li> <li>• Affordability of housing/difficulties getting on the housing ladder</li> <li>• Limited provision for gypsy and traveller sites</li> <li>• Sustainability of housing</li> </ul>	<p><b>+/-</b>  Concentration of new development at Basingstoke will help to meet the high levels of housing need in the town and its surrounding area. Provision of housing on larger sites may provide greater potential for a wider range of housing, including housing for the elderly. It may also provide more opportunities for sustainable design and construction, and the provision of decentralised energy.</p> <p>However, provision of housing solely in and around Basingstoke would ignore housing need and preferences outside of the Town and would not address local housing need in other settlements</p>	<p><b>+</b>  Provision of a large proportion of the new housing in and around the town will help to meet the high levels of housing need in the town and its surrounding area. Provision of housing on larger sites may provide greater potential for a wider range of housing, including housing for the elderly. It may also provide more opportunities for sustainable design and construction, and the provision of decentralised energy.</p> <p>This approach will also enable some housing to be provided to meet local housing need and demand in the rural area</p>	<p><b>+/-</b>  Whilst the dispersal of new housing across the borough would seek to address local housing need and the aspirations identified in the Rural Housing Study, it would not address the high levels of housing need in Basingstoke Town. There may be sustainability implications of this approach, both in terms of accessibility and opportunities for the new dwellings to be of sustainable design and construction. Residents of new development sites are more likely to rely on private transport to access services and facilities. If the housing sites are smaller and predominantly residential, there may be fewer opportunities for</p>

		(although smaller scale housing could be provided through the Community Right to Build/Neighbourhood Planning). The Rural Housing Survey indicated a widespread need and aspiration for housing in the rural parts of Basingstoke and Deane.	as evident from the Housing Register and Rural Housing Survey. There may remain parts of the borough whose needs would not be addressed by development in these settlements (although smaller scale housing could be provided through Neighbourhood Planning etc).	incorporating decentralised energy and there may be fewer economies of scale in incorporating sustainable design and construction technology.
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	<ul style="list-style-type: none"> <li>• Some local areas in the Borough suffering from deprivation</li> <li>• The number of people claiming council tax and housing benefits is increasing</li> <li>• Some groups/areas suffering from fuel poverty</li> </ul>	0 At this strategic level, it is difficult to ascertain the impact of the different spatial options on deprivation. The impact on the most deprived areas of the borough is unknown, and there also exists rural deprivation. The provision of new housing is likely to have a positive impact on deprivation provided regeneration opportunities are maximised.		
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	<ul style="list-style-type: none"> <li>• Relatively high CO2 emissions</li> <li>• Relatively high levels of electricity consumption for domestic use</li> <li>• Local flooding</li> <li>• Water stressed area</li> <li>• Limited renewable energy generation – potential for more</li> </ul>	? There is potential for renewable energy generation across the borough, and for this to be incorporated within new developments.  Flooding issues are considered under objective 7.  Assessment of this issue is largely dependent on the design of any development.	? There is potential for renewable energy generation across the borough, and for this to be incorporated within new developments.  Flooding issues are considered under objective 7.  Assessment of this issue is largely dependent on the design of any development, however, lower density development in rural areas may result in less energy efficient	

			housing.		
(4) To protect, and enhance local biodiversity, flora and fauna	<ul style="list-style-type: none"> <li>• Lowland heaths e.g. Thames Basin Heaths</li> <li>• 19 SSSIs – generally in good condition (check AMR)</li> <li>• SINCs</li> <li>• Opportunities to improve management e.g. River Loddon</li> <li>• Identified Biodiversity Opportunity Areas</li> </ul>	<p>?</p> <p>At this strategic level, it is difficult to ascertain the impact of the different spatial options on biodiversity, flora and fauna – this will be considered further at the site specific level.</p>			
(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests	<ul style="list-style-type: none"> <li>• Key features of landscape areas identified in the Landscape Character Study</li> <li>• AONB</li> <li>• Land of high agricultural grade</li> </ul>	<p>?</p> <p>The impact of these options on the quality of the landscape, soils and geology is difficult to assess at this level as they are generally site specific issues.</p>	<p>?/-</p> <p>The impact of these options on the quality of the landscape, soils and geology is difficult to assess at this level as they are generally site specific issues.</p> <p>However, development at Whitchurch and Kingsclere may have a greater impact on the North Wessex Downs AONB</p>		
(6) To maintain and improve the quality of water resources in the Borough	<ul style="list-style-type: none"> <li>• Water stressed area</li> <li>• River Loddon quality issue</li> <li>• River Test aquatic species and salmonid status</li> <li>• River Itchen Special Area of Conservation</li> </ul>	<p>?</p> <p>This option could result in comparatively more development within the river Loddon catchment. However, the option is unlikely to result in a significant level of deterioration in the water quality of the borough's resources within the plan period and will not result in a deterioration in Water Framework Directive (WFD) class status within the plan period as a result of this option. However, annual environmental monitoring will need to be undertaken to ensure that</p>	<p>?</p> <p>Option is unlikely to result in a significant level of deterioration in the water quality of the borough's resources within the plan period and will not result in a deterioration in Water Framework Directive (WFD) class status within the plan period as a result of this option. However, annual environmental monitoring will need to be undertaken to ensure that there is no deterioration in WFD status.</p>	<p>?</p> <p>This option could result in more development within the river Test catchment. However, the option is unlikely to result in a significant level of deterioration in the water quality of the borough's resources within the plan period and will not result in a deterioration in Water Framework Directive (WFD) class status within the plan period as a result of this option. Further assessment may be needed in relation to the river Test catchment. Annual environmental</p>	

		there is no deterioration in WFD status.		monitoring will need to be undertaken to ensure that there is no deterioration in WFD status.
7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy	<ul style="list-style-type: none"> <li>• Flooding in flood zones – identify main areas, and localised</li> </ul>	?	There are areas of flood zones 2 and 3 around Basingstoke Town and across the borough so at this stage it is not possible to identify the potential flooding risks as a result of the different spatial options. These will need to be considered as part of the site assessment work.	
8) To improve sustainable accessibility to all services and facilities	<ul style="list-style-type: none"> <li>• The urban/rural nature of the borough is problematic for enabling sustainable accessibility to all services and facilities</li> <li>• the viability of many bus services remains reliant on government funding.</li> </ul>	?	Judgement on this issue is largely dependent on the specific sites, their size, provision of new services and facilities and opportunities to enhance transport infrastructure.	- Judgement on this issue is largely dependent on the specific sites, their size, provision of new services and facilities and opportunities to enhance transport infrastructure. However, the dispersal of new housing across the borough, including rural areas and smaller settlements, is likely to result in more reliance on private transport by occupants. Although some rural transport services could be enhanced/sustained by new development, it would depend on the scale of development and given funding cutbacks in rural transport, it is unlikely that there will be improvements in accessibility with this option.
9) To improve choice and access to sustainable transport options	<ul style="list-style-type: none"> <li>• The urban/rural nature of the borough is problematic for supporting access to sustainable</li> </ul>	?	Judgement on this issue is largely dependent on the specific sites, their size and proximity to existing bus	- Judgement on this issue is largely dependent on the

	<p>transport options</p> <ul style="list-style-type: none"> <li>• the viability of many bus services remains reliant on government funding.</li> <li>• Relatively low levels of public transport/alternatives to the car</li> </ul>	<p>services, cycle and pedestrian routes, and opportunities to enhance transport infrastructure.</p>	<p>specific sites, their size and proximity to existing bus services, cycle and pedestrian routes, and opportunities to enhance transport infrastructure.</p> <p>However, the dispersal of new housing across the borough, including rural areas and smaller settlements, is likely to result in more reliance on private transport by occupants. Although some rural transport services could be enhanced/sustained by new development, it would depend on the scale of development and given funding cutbacks in rural transport, it is unlikely that there will be improvements in accessibility with this option.</p>
<p>10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.</p>	<ul style="list-style-type: none"> <li>• Comparable educational attainment nationally slightly lower than across Hampshire</li> <li>• Sufficient school capacity across the borough though schools with capacity may not be located where there is future demand (particularly locations in Basingstoke Town)</li> </ul>	<p>0 This option will have a neutral impact on educational attainment</p>	
<p>11) To develop a diverse and competitive knowledge-based</p>	<ul style="list-style-type: none"> <li>• Relatively high job density</li> <li>• Relatively high proportion of large firms</li> </ul>	<p>0 The spatial distribution of new housing is unlikely to significantly impact this objective.</p>	

economy	<ul style="list-style-type: none"> <li>• Currently there is a relatively high proportion of borough residents working in distribution, hotels and restaurants, but also a relatively high proportion working in a managerial capacity including associate professional and technical occupations.</li> </ul>	Broadband speeds vary across the borough but this is site specific, and some rural settlements have a faster broadband speed than the edge of Basingstoke Town.		
12) To maintain high and stable levels of employment	<ul style="list-style-type: none"> <li>• The borough has a relatively high proportion of the population which is economically active.</li> <li>• 6% of the economically active population is unemployed, typical of rates in Hants and SE</li> <li>• Overall decline in numbers seeking Job Seekers Allowance over last decade, although there has been slight increase in claimant figures in last 12 months due to the recession</li> <li>• Basingstoke and Deane has a job ratio slightly over the regional average.</li> </ul>	+/- This approach would be supportive of economic growth within Basingstoke Town but would offer less support to the rural economy.	+ This approach would be supportive of economic growth within Basingstoke Town and some support to rural services and the rural economy in the other larger settlements.	+/- This approach would be supportive of the rural economy but may result in more in-commuting into Basingstoke for employment purposes.
13) To maintain and enhance sustainable economic growth	<ul style="list-style-type: none"> <li>• Low average annual completions of industrial, office, retail development over last 3 years</li> <li>• Steady increase in business deaths over last few years – more pronounced in the borough in 2008/09.</li> </ul>	+ Although all of the options would provide housing in a location that is within commutable distance of the main economic growth in Basingstoke town, provision of new housing within or around Basingstoke Town is likely to offer more sustainable opportunities for commuting.		+/- Although new housing across the borough is within commutable distance of the main economic growth in Basingstoke Town, the majority of all commuting from most rural settlements will be by private transport.

<p>14) To enhance the attractiveness of the Borough to visitors</p>	<p>There is an issue around the image of Basingstoke Town, particularly from those outside the borough. Potential implications regarding investment in the town.</p>	<p>+ This option will result in less development within the rural parts of the borough, offering more protection of the wider countryside and settlements of historic interest (Conservation Areas). This option would not impact on the North Wessex Downs AONB. There may be opportunities for new development to enhance the image of Basingstoke Town.</p>	<p>+ There may be opportunities for new development to enhance the image of Basingstoke Town. Development at Whitchurch could impact on the North Wessex Downs AONB. Parts of Overton, Whitchurch and Bramley (and other large settlements in the borough) are designated as Conservation Areas and any development would have to ensure their protection.</p>	<p>- This approach would result in more development of the rural settlements (some of which are of historical interest and are Conservation Areas) and the surrounding countryside, which may negatively impact rural tourism. There is more likely to be development within, or adjoining the North Wessex Downs AONB. This approach will also offer fewer opportunities to improve the image of Basingstoke Town.</p>
<p>15) To protect and enhance distinctive and high quality features of the local built environment</p>	<ul style="list-style-type: none"> <li>• Improve image of Basingstoke through high quality design.</li> <li>• Maintain the attractiveness of the boroughs Conservation Areas.</li> </ul>	<p>? The impact of all of these options would depend on the sites and design of new development. This option is likely to have less of an impact on the historic rural settlements.</p>	<p>?/– The impact of all of these options would depend on the sites and design of new development. Dispersal of development could impact on the historic rural settlements with Conservation Areas.</p>	
<p>16) To improve the efficiency of resource use, including re-using previously developed land, existing buildings and materials, and encouraging the maximum use of sustainable design and</p>	<ul style="list-style-type: none"> <li>• Development on pdl exceeded 60% over last few years.</li> <li>• Number of homes/buildings built to Code for Sustainable Homes standards/BREEAM unknown.</li> <li>• Relatively low recycling rate</li> </ul>	<p>–/? All options entail development of greenfield land.  Although new housing will be built to high environmental standards, there is likely be an</p>	<p>–/? All options entail development of greenfield land, but development in rural parts of the borough are likely to be of a lower density and therefore may result in greater greenfield land requirements.  Although new housing will be built to high environmental standards, there is likely to be an increase in resource use overall. This will be</p>	

construction technologies		increase in resource use overall. This will be dependent on the specific design of any development.	dependent on the specific design of any development.	
(17) To create and sustain vibrant settlements and communities	<ul style="list-style-type: none"> <li>Basingstoke Town Centre is a vital and viable centre, and the District Centres are performing well.</li> </ul>	<p><b>-/+/?</b> Concentration of all new development at Basingstoke Town will not support the vibrancy of other settlements across the borough, although it will support the vitality and viability of Basingstoke Town Centre. However, this approach would not preclude smaller developments coming forward in other settlements through Community Right to Build.</p> <p>The impact of concentrating all new development at Basingstoke on community cohesion should be considered. The provision of all housing in one or two major development areas could provide opportunities for the creation of communities with new facilities/services.</p>	<p><b>+/?</b> This approach is supportive of sustaining the vibrancy of Basingstoke Town as well as some of the larger settlements. It would not necessarily support the vibrancy of other settlements across the borough although this approach would not preclude smaller developments coming forward in other settlements through Neighbourhood Planning etc</p> <p>The impact of concentrating much of the new development at Basingstoke on community cohesion should be considered. The provision of all housing in one or two major development areas could provide opportunities for the creation of communities with new facilities/services.</p>	<p><b>+/?</b> The provision of new housing across the borough will support local services and facilities, although the provision of new services and facilities will depend on the amount of development.</p>
18) To promote and	<ul style="list-style-type: none"> <li>Borough generally well provided for</li> </ul>	<b>?</b>	<b>?/-</b>	

improve access to open space and countryside	<p>in terms of open space although there are some local deficiencies</p> <ul style="list-style-type: none"> <li>• Opportunities to improve management of open space</li> </ul>	All of these options will entail development of greenfield land and there may be some investment in existing /new open space provision as a result of CIL/S106/New Homes Bonus funding. Development of strategic sites will be of sufficient size to incorporate open space within them	All of these options will entail development of greenfield land and there may be some investment in existing /new open space provision as a result of CIL/S106/New Homes Bonus funding. However, there are likely to be fewer opportunities for open space on smaller, non-strategic sites.
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	<ul style="list-style-type: none"> <li>• Crime rates for B&amp;D generally comparable with, or slightly lower than Hants and SE.</li> <li>• Slight reduction in overall crime rates over the last few years.</li> </ul>	0 The impact on crime and community safety cannot be determined at this stage	
20) To improve health and well-being through the development of healthy communities	<ul style="list-style-type: none"> <li>• Health and wellbeing of residents of the borough generally good.</li> <li>• Higher teenage conception rates than for Hampshire/the south east.</li> <li>• Ageing population</li> </ul>	<p>?/0</p> <p>The Hampshire Hospitals NHS Foundation Trust has indicated that development on this scale would put additional pressure on parking and treatment at the Basingstoke and North Hants hospital.</p> <p>Primary care providers have indicated that there is adequate healthcare capacity to serve development at Basingstoke or there are plans in place to improve the infrastructure (through financial contributions).</p> <p>Site specific issues that may affect health, such as noise pollution, un-neighbourly uses near the site, open space provision, cannot be assessed at this strategic stage which considers settlements as a whole.</p>	

### Conclusion of the SA of options for the spatial distribution of housing

Option 1 has been **rejected** and should not be taken forward through the Local Plan. The key conclusions from the SA of the option are:

- Provision of housing solely in Basingstoke would not address local housing need in other settlements throughout the borough (objective 1: housing).
- It would also be less supportive towards existing and new community and commercial enterprises in the rural settlements due to limiting population growth outside of Basingstoke Town (objective 12: sustainable, prosperous economy).

- However, this option is more likely to result in a major development area or comprehensive development which may offer benefits in terms of infrastructure provision (objective 17: sustaining vibrant communities).

Option 2 is the **preferred option** for spatial distribution of housing and should be taken forward through the Local Plan. The key conclusions from the SA of the option are:

- At this level of assessment, Option 2 has the fewest potential negative impacts due to its 'middle-ground' approach to the distribution of housing.
- It addresses the main housing need in Basingstoke Town, but also provides some opportunity for new rural housing provision in the larger settlements (objective 1: housing).
- It would also be supportive of economic growth within Basingstoke Town and provide support to the rural economy in the other larger settlements (objective 12: sustainable prosperous economy).
- By confining new development to the larger settlements it will protect the character of most rural settings, and their landscape setting (objective 14: sustainable prosperous economy).
- Development will also be directed to those rural settlements that already have some local services and public transport provision (objective 13: sustainable prosperous economy).

Option 3 has been **rejected** and should not be taken forward through the Local Plan. The key conclusions from the SA of the option are:

- For all of the options, there remain many uncertainties surrounding the environmental impacts of the proposal due to the site specific nature of these issues. However, option 3 could have potential adverse environmental impacts due to the location of new development sites across rural parts of the borough which may have limited access by public transport and fewer services and facilities within walking/cycling distance (objective 8: access and transport). This option could, therefore, result in increased reliance on the car and may result in more in-commuting to Basingstoke for employment purposes (objective 8: access and transport).
- Distribution of strategic development across the borough could potentially have an adverse impact on the character of rural settlements and their setting (objective 14: sustainable, prosperous economy).

# Appendix 13a - Sustainability Appraisal of the spatial distribution of housing for Basingstoke Town (May 2015)

Appendix 13 of the SA states that the provision of some 7,000 to 8,000 new dwellings on greenfield sites over the plan period are required. Appendix 13 considers three options for the spatial distribution of housing in the borough to help achieve the housing need. The preferred option is a Basingstoke focus and a spread of development to larger settlements in the borough. In light of this preferred option all of the shortlisted strategic greenfield sites in these locations have been subject to detailed SA to inform decisions on the provision of sufficient housing land supply in the Local Plan. These are discussed in more detail in appendix 15.

This appendix assesses the social, environmental and economic implications of spatial distribution of housing specifically for Basingstoke Town. The options for Basingstoke Town have been reviewed as the Local Plan has evolved to ensure that the most up-to date aspects of the Local Plan's evidence base are considered.

The SA below addresses whether there are any inherent sustainability benefits to a focus of housing development in one particular part or quadrant of the town. The clustering of sites could, for example, provide economies of scale in terms of infrastructure provision such as public transport.

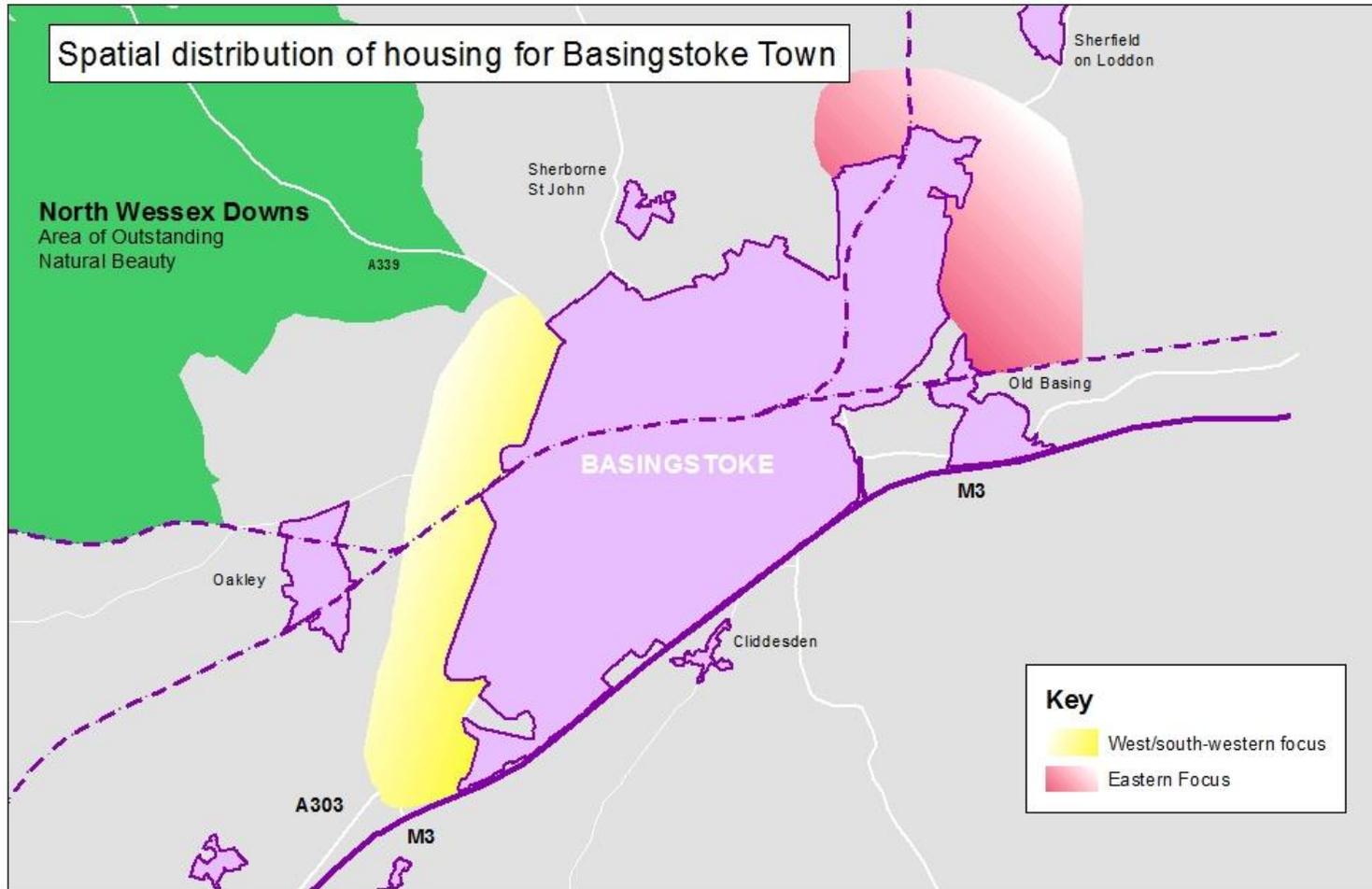
The appendix has been published particularly in light of issues raised by the Inspector in response to the Submission Local Plan. At the exploratory meeting, and in his subsequent letter, the Inspector referred to the "soundness implications of the east/west housing balance in the Local Plan" for housing allocation approach for Basingstoke town. Further evidence on this issue is also provided in appendix 15.

The following spatial distribution options for Basingstoke Town were considered, reflecting the location of available development sites around the town. :

- Option 1: distribution of sites around Basingstoke
- Option 2: a focus to the east of Basingstoke
- Option 3: a focus to the west/ south-west of Basingstoke

Options 2 and 3 are indicatively shown on map 1 below.

Map 1: Spatial distribution options for Basingstoke Town



## Sustainability appraisal of the spatial distribution of housing for Basingstoke Town

The table below provides an appraisal of the three spatial distribution options for Basingstoke Town.

### Key

++	Significantly positive effect
+	Positive effect
0	Neutral/negligible/no effect
-	Negative effect
--	Significantly negative effect
?	Uncertain outcome

Font colour of objectives – pink=social, blue=economic, green=environmental

In some instances it is difficult to conclude whether the impact would be positive or negative, and there are a number of uncertainties. For example, as this is a high level assessment, the impact of the available sites that may be developed for each option are not considered at this stage and therefore it is not possible to fully assess the impact of any of the options on the borough's landscape. Likewise, in considering the impact on each objective, there may be a range of issues and complexities to assess which makes it unsuitable to assign a single symbol overall.

Sustainability Objectives	B & D Sustainability issues/Local Plan issues	Option 1 Spread of development	Option 2 Eastern focus	Option 3 Western/ South-western focus
1) To provide all residents with the opportunity to live in a sustainable, decent, affordable home.	<ul style="list-style-type: none"> <li>Population set to grow steadily, and ageing</li> <li>Increasing numbers of people in housing need on the housing register</li> <li>Affordability of housing/difficulties getting on the housing ladder</li> <li>Limited provision for gypsy and traveller sites</li> <li>Sustainability of housing</li> <li>The number of new homes completed in the period 2006 to 2010 totalled 3,761 dwellings for Basingstoke Town including Chineham.</li> </ul>	<p>++</p> <p>This approach will distribute housing around the town offering more choice to meet housing need. It will also assist with deliverability, enabling the market to provide new homes in a variety of locations to appeal to different house buyers.</p> <p>This option will involve a larger number of sites, overcoming deliverability issues associated</p>	<p>+</p> <p>This option may lead to less new housing to the south and west of the Town, leading to less choice. Focusing the majority of development in one location is also likely to impact on deliverability, with all development coming forward in the same local housing market area. Also, as this option is likely to involve a smaller number of large sites, this can cause further deliverability issues</p>	<p>+</p> <p>This option may lead to less new housing to the east of the Town, leading to less choice. Focusing the majority of development in one location is also likely to impact on deliverability, with all development coming forward in the same local housing market area. Also, as this option is likely to involve a smaller number of</p>

	<ul style="list-style-type: none"> <li>• There are 6999 households in need of housing in the borough (March 2013).</li> <li>• Between 80% and 90% of housing register applicants want to live in Basingstoke town.</li> <li>• In Basingstoke town, around 44% of housing register applicants are single, and 10 - 12% couples. Around 45% are families.</li> </ul>	with large sites that result from long lead in times and limits on the numbers of units that can physically be delivered on one site in any given year.	due to the long lead in times associated with large sites and the fact that there is a limit to the number of units that can physically be delivered on one site in any given year.	large sites, this can cause further deliverability issues due to the long lead in times associated with large sites and the fact that there is a limit to the number of units that can physically be delivered on one site in any given year.
2) To reduce deprivation and inequalities in quality of life between residents and neighbourhoods	<ul style="list-style-type: none"> <li>• Some local areas in the Borough suffering from deprivation</li> <li>• The number of people claiming council tax and housing benefits is increasing</li> <li>• Some groups/areas suffering from fuel poverty</li> <li>• The Neighbourhood Renewal Strategy identifies that the area of Buckskin Ward (covering South Ham extension) falls within the 30% most deprived in England.</li> <li>• Parts of Buckskin, Norden, Popley East, South Ham and Winklebury fall within the 40% most deprived.</li> </ul>	<p>0</p> <p>All options would not have a direct impact on deprivation and inequality.</p>		
3) To reduce and minimise emissions of greenhouse gases and manage the impact of climate change	<ul style="list-style-type: none"> <li>• Relatively high CO2 emissions</li> <li>• Relatively high levels of electricity consumption for domestic use</li> <li>• Local flooding</li> <li>• Water stressed area</li> <li>• Limited renewable energy generation – potential for more</li> </ul>	<p>-/+</p> <p>All options are likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation. Basingstoke Town generally performs well in terms of self-containment – all options would result in development adjoining the town.</p>		
4) To protect, and enhance local biodiversity, flora and fauna	<ul style="list-style-type: none"> <li>• Lowland heaths e.g. Thames Basin Heaths</li> <li>• 19 SSSIs – generally in good condition</li> <li>• SINCS</li> <li>• Opportunities to improve management e.g. River Loddon</li> <li>• Identified Biodiversity Opportunity Areas</li> <li>• There are a number of SINCS within</li> </ul>	<p>-/0</p> <p>In the main, the potential biodiversity impacts are likely to be able to be mitigated and there may be opportunities for enhancement such as improving habitat linkages</p>	<p>-</p> <p>The River Loddon flows through the eastern area. Protection of the River Loddon (and its tributaries), its floodplain and habitats is necessary to safeguard existing priority habitats, including those designated as a SINCS, to protect</p>	<p>-/0</p> <p>In the main, the potential biodiversity impacts are likely to be able to be mitigated and there may be opportunities for enhancement such as improving habitat linkages between existing woodlands.</p>

	<p><i>Basingstoke, particularly concentrated to the north east of the town: South View Cemetery, Trumpet Junction, Popley Pond, Great Binfield Copse, Daneshill Park Woods, Long Copse.</i></p> <ul style="list-style-type: none"> <li>• There are a number of additional nearby SINC's outside the SPB: <i>Carpenters Down Wood, Little Basing Fields, Basing Fen &amp; Wood, Petty's Copse, Crabtree Plantation, Mill Head Pond, Blackdam, Audley's Wood, Hackwood Park, Worthing Wood.</i></li> </ul>	<p>between existing woodlands.</p>	<p>an important 'wildlife corridor' of landscape-scale significance, and to safeguard an important area of opportunity for habitat restoration and creation. This would contribute to Green Infrastructure Strategy and the Living Landscapes Strategy county biodiversity action plans. While development within parts of the eastern area could enable the restoration of habitats lost or deteriorated due to inappropriate management and, subject to significant parts of the area being safeguarded for the purpose, make an important contribution to habitat creation targets, there is uncertainty over the indirect adverse impacts that development could have.</p> <p>Disturbance effects on wetland birds will also need to be taken into account.</p>	
<p>(5) To protect and enhance the distinctiveness and quality of the local landscape, soils, geological and geomorphologic interests</p>	<ul style="list-style-type: none"> <li>• Key features of landscape areas identified in the Landscape Character Study</li> <li>• AONB</li> <li>• Land of high agricultural grade</li> </ul>	<p>-/?</p> <p>Development of available greenfield sites is likely to negatively impact on the landscape quality around Basingstoke. However, the landscape capacity varies and there are opportunities to minimise impact through layout, siting and design.</p> <p>There is likely to be the loss of some high quality agricultural land.</p>	<p>-</p> <p>Development of available greenfield sites is likely to negatively impact on the landscape quality around east Basingstoke. Overall it is considered that the areas to the east would have a medium/low landscape capacity for development. Much of the central and eastern part of this area would be constrained by a landscape that is more highly sensitive to the river Loddon corridor, which has a strong relationship with the surrounding</p>	<p>-/?</p> <p>Development of available greenfield sites in the area is likely to negatively impact on the landscape quality around west/ south west Basingstoke.</p> <p>Parts of the area, towards the south west, are assessed as having a low/ medium capacity for development within the Landscape Capacity Study.</p> <p>Some of this land is of good agricultural quality.</p>

		Some sites may be within a Mineral Consultation Area.	countryside and has a number of visual constraints.  Some of this land is of good agricultural quality.  Some of sites in this area may also be within a Mineral Consultation Area.	There are no known mineral constraints associated with these sites.
6) To maintain and improve the quality of water resources in the Borough	<ul style="list-style-type: none"> <li>• Water stressed area</li> <li>• River Loddon quality issue</li> <li>• River Test aquatic species and salmonid status</li> <li>• River Itchen Special Area of Conservation</li> <li>• <i>Groundwater Protection Zones 1, 2 and 3 cover a significant area of Basingstoke.</i></li> </ul>	<p>?</p> <p>This option would result in significant development within the river Loddon catchment. However, the option is unlikely to result in a significant level of deterioration in the water quality of the borough's resources within the plan period and will not result in a deterioration in Water Framework Directive (WFD) class status within the plan period as a result of this option. However, annual environmental monitoring will need to be undertaken to ensure that there is no deterioration in WFD status.</p> <p>For some available sites there may be no capacity in the drainage network and any development would need to drain through a new connection to the strategic sewer or need to requisition an upgrade to the network.</p>	<p>?</p> <p>This option would result in significant development within the river Loddon catchment. However, the option is unlikely to result in a significant level of deterioration in the water quality of the borough's resources within the plan period and will not result in a deterioration in Water Framework Directive (WFD) class status within the plan period as a result of this option. However, annual environmental monitoring will need to be undertaken to ensure that there is no deterioration in WFD status.</p> <p>Sites in this area are not within a Source Protection Zone and therefore the risk of polluting a water source is limited.</p> <p>The Water Cycle Study identifies adequate sewage infrastructure although Thames Water have raised concerns in relation to particular locations in the east. Further investigation is required to understand whether upgrading of infrastructure is required.</p>	<p>?</p> <p>This option would result in significant development within the river Loddon catchment and possibly also the river Test Catchment. However, the option is unlikely to result in a significant level of deterioration in the water quality of the borough's resources within the plan period and will not result in a deterioration in Water Framework Directive (WFD) class status within the plan period as a result of this option. However, annual environmental monitoring will need to be undertaken to ensure that there is no deterioration in WFD status.</p> <p>Some of this area may lie within Source Protection Zone 3. However, the EA has not raised concerns in respect of polluting a water source.</p> <p>The Water Cycle Study identifies a need for major infrastructure to convey sewage effluent to the STW due to potentially insufficient capacity for the significant development to the south-west. A sewerage feasibility assessment would need to be commissioned from the water company by the developer. Should</p>

		Should an upgrade to assets be required, the lead in time is 3 years		an upgrade to assets be required, the lead in time is 3 years.
<p>7) To reduce the risk of flooding and the resulting detriment to the local community, environment and economy</p>	<ul style="list-style-type: none"> <li>• Flooding in flood zones – identify main areas, and localised</li> <li>• <i>Flood Zone 3 runs east-west through Basingstoke Town Centre.</i></li> <li>• <i>Flood Zone 3 also covers parts of Chineham.</i></li> </ul>	<p>-/?</p> <p>There are various flooding constraints associated with available sites around the Town. Some of the available sites have had localised flooding, small parts may be within flood zones 2 and 3, and some may be subject to surface water flooding. However, this can be addressed through design/ layout/siting and mitigation and a distribution strategy enables areas subject to flooding to be avoided</p>	<p>-</p> <p>Most of the available sites in the area have various flooding constraints. Some of the available sites have had localised flooding, and some may be subject to surface water flooding. However, this is likely to be able to be addressed through design/layout/siting and mitigation.</p> <p>The River Loddon flows through this area and therefore, parts lie within flood zones 2 and 3, although the available sites are predominantly within Flood Zone 1. The area is not within or Upstream of a Critical Drainage and there is no record of groundwater flooding.</p> <p>Given the location of some of the available sites to the east of Basingstoke, there is potential for improvements to be made, including the possible expansion of the floodplains.</p> <p>Detailed modelling of the watercourses will clearly aide any assessment of potential for this. The Loddon CFMP seeks safeguarding of the flood plain and this should be considered as part of any development proposal.</p>	<p>-/?</p> <p>The available sites in the area are predominantly within Flood Zone 1, although small parts are within flood zones 2 and 3. Some of the available sites in the area may be subject to surface water flooding. However, this can be addressed through design/layout/siting and mitigation. The sites to the south-west are not within or upstream of a critical drainage area, but there is some record of localised flooding.</p> <p>One of the sites in the area is adjacent to an area that is Upstream of a Critical Drainage Area although the site would not drain into this land. One of the sites in the area has a very low Standard Percentage Runoff of 2% and it may not be possible to infiltrate all the runoff generated as a result of additional impermeable surfaces. Therefore a hydrological investigation and drainage masterplan strategy would be needed, however this is not deemed to be a significant constraint to development.</p>

<p>8) To improve sustainable accessibility to all services and facilities</p>	<ul style="list-style-type: none"> <li>• The urban/rural nature of the borough is problematic for enabling sustainable accessibility to all services and facilities</li> <li>• The viability of many bus services remains reliant on government funding.</li> <li>• <i>There are bus networks throughout the different areas of Basingstoke, providing links to the town centre facilities.</i></li> </ul>	<p>0/-</p> <p>All of the available sites around Basingstoke are within a reasonable distance of services and facilities. However, some sites are more distant from some of the town's larger employment areas. Whilst all of the available sites will be able to incorporate pedestrian and bicycle routes (to link with external where possible), and existing bus services may be able to be extended to accommodate new developments, all sites will result in additional car journeys. Development of some sites may result in car journeys dominating.</p> <p>Contributions are likely to be sought to improve the strategic highway network (e.g. A30 and A33), which may benefit existing users.</p> <p>There is insufficient capacity within some community facilities and developer contributions, on-site provision and / or CIL Payments would be required to ensure provision. These may be beneficial for existing residents.</p>	<p>0/-</p> <p>All of the available sites to the east are within a reasonable distance of services, facilities and employment opportunities, although the further development stretches to the east, the less this will be the case.</p> <p>There are existing bus services operating in the Chineham area and it would be necessary to either amend these or introduce new services. Bus priority measures may also be required to make this mode more attractive than journeys by car. Pedestrian and cycle routes will be required to link to existing networks, although these are currently more limited to the north east of the town. The nearest rail station is at Bramley, albeit car parking is limited. However, the area is in close proximity to the proposed station at Chineham, and an increased population would assist in strengthening the business case.</p> <p>Sites to the east are likely to be dependent on the A33 and will require new or improved points of access with highway improvements to maintain current journey times. There may also be opportunities to provide access from the A30 to the south. It is likely that car journeys will dominate.</p>	<p>0/-</p> <p>All of the available sites to the west/south west are within reasonable distance of services and facilities, although the further development stretches, the less this will be the case. This area is more distant from employment opportunities to the north east of the town.</p> <p>There are existing bus services operating in the existing built-up areas to the west and south west of the town and it would be necessary to either amend these or introduce new services. Bus priority measures would also be required to make this mode more attractive than journeys by car. Pedestrian and cycle routes will be required to link to existing networks. .</p> <p>Sites to the west and south west are likely to be dependent on the A30, A339 and B3400 and will require new or improved points of access with highway improvements to maintain current journey times. There is insufficient capacity within some community facilities and developer contributions, on-site provision and / or CIL Payments would be required to ensure provision. These may be beneficial for existing residents.</p> <p>There is insufficient capacity within some community facilities and developer contributions, on-site provision and / or CIL Payments</p>
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			There is insufficient capacity within some community facilities and developer contributions, on-site provision and / or CIL Payments would be required to ensure provision. These may be beneficial for existing residents.	would be required to ensure provision. These may be beneficial for existing residents.
9) To improve choice and access to sustainable transport options	<ul style="list-style-type: none"> <li>The urban/rural nature of the borough is problematic for supporting access to sustainable transport options</li> <li>the viability of many evening and weekend services and those in rural areas remain reliant on public funding.</li> <li>Relatively low levels of public transport/alternatives to the car outside of the town</li> <li><i>Basingstoke has a train station with mainline rail links to London, the south west, south coast, Reading, the Midlands and North. .</i></li> <li><i>Basingstoke bus station provides links within the borough and to nearby towns.</i></li> <li><i>There is a park and ride service from the leisure park to the town centre and Basing View.</i></li> </ul>	0/- A dispersal approach is likely to result in additional car journeys. However, new sites will be able to incorporate pedestrian and bicycle routes (to link with external where possible), and existing bus services may be able to be extended to accommodate new developments.	0/- Focusing development to the east is likely to result in additional car journeys. However, new sites will be able to incorporate pedestrian and bicycle routes (to link with external where possible), and existing bus services may be able to be extended to accommodate new developments.  A concentration of development may make bus service provision more feasible, while also aiding the business case for a new station at Chineham.	0/- Focusing development to the south west/west is likely to result in additional car journeys. However, new sites will be able to incorporate pedestrian and bicycle routes (to link with external where possible), and existing bus services may be able to be extended to accommodate new developments.  A concentration of new development to the south-west of Basingstoke is likely to make bus service provision more feasible.
10) To improve educational attainment and increase opportunities for new skills and learning to support the economic competitiveness of the Borough, and personal development.	<ul style="list-style-type: none"> <li>Comparable educational attainment nationally slightly lower than across Hampshire</li> <li>Sufficient school capacity across the borough though schools with capacity may not be located where there is future demand (particularly locations in Basingstoke Town)</li> <li><i>Basingstoke has a number of primary and secondary schools.</i></li> <li><i>Further education facilities are provided by QMC and BCOT.</i></li> </ul>	-/? There is pressure for primary school places in Basingstoke and all options will require additional school places either through expansion of existing schools or new schools (financial contributions would be sought). Feasibility studies need to be carried out and catchment areas reviewed.  Focussing development in larger areas makes education planning and provision easier.  Extra nursery places and/or a new nursery would also be required for most of the available sites.		

<p>11) To develop a diverse and competitive knowledge-based economy</p>	<ul style="list-style-type: none"> <li>• Relatively high job density</li> <li>• Relatively high proportion of large firms</li> <li>• Currently there is a relatively high proportion of borough residents working in distribution, hotels and restaurants, but also a relatively high proportion working in banking, finance and insurance occupations.</li> <li>• <i>There are a number of Employment Areas within Basingstoke: Beggarwood Lane, Hampshire International Business Park, Chineham, Viables and Basing View.</i></li> </ul>	<p>+</p> <p>Options support economic development in Basingstoke, being within commuting distance of Employment Areas within the town. Options will not result in the loss of any employment land.</p>
<p>12) To maintain high and stable levels of employment</p>	<ul style="list-style-type: none"> <li>• The borough has a relatively high proportion of the population which is economically active.</li> <li>• 5.4% of the economically active population is unemployed, typical of rates in Hants and SE</li> <li>• Overall decline in numbers seeking Job Seekers Allowance over last decade, although there has been slight increase in claimant figures in last 12 months due to the recession</li> <li>• Basingstoke and Deane has a job ratio slightly over the regional average.</li> <li>• <i>There are a number of Employment Areas within Basingstoke: Beggarwood Lane, Hampshire International Business Park, Chineham, Viables and Basing View.</i></li> <li>• <i>Employment is also provided by retail and leisure facilities in the town centre and at the Leisure Park, as well as local shops and services.</i></li> </ul>	<p>+</p> <p>Options support economic development in Basingstoke, being within commuting distance of Employment Areas within the town. Options will not result in the loss of any employment land.</p>
<p>13) To maintain and enhance sustainable economic growth</p>	<ul style="list-style-type: none"> <li>• Low average annual completions of industrial, office, retail development over last 3 years</li> <li>• Steady decrease in business deaths since 2009.</li> <li>• <i>There are a number of Employment Areas within Basingstoke: Beggarwood Lane, Hampshire International Business Park,</i></li> </ul>	<p>+</p> <p>Options support economic development in Basingstoke, being within commuting distance of Employment Areas within the town. Options will not result in the loss of any employment land.</p> <p>Development in large areas may result in more local services/local centre being provided on site.</p>

	<p><i>Chineham, Viables and Basing View.</i></p> <ul style="list-style-type: none"> <li>• <i>Employment is also provided by retail and leisure facilities in the town centre and at the Leisure Park, as well as local shops and services.</i></li> </ul>	
<p>14) To enhance the attractiveness of the Borough to visitors</p>	<ul style="list-style-type: none"> <li>• There is an issue around the image of Basingstoke Town, particularly from those outside the borough. Potential implications regarding investment in the town.</li> <li>• <i>Festival Place, The Malls and the Top of Town provide town centre retail facilities.</i></li> <li>• <i>There are two theatres in the town centre, as well as restaurants and bars.</i></li> <li>• <i>The Leisure Park (out of centre) provides a cinema, ice rink, bowling and Aquadrome swimming pool.</i></li> <li>• <i>There are two museums; Willis Museum in the town centre and Milestones out of town.</i></li> </ul>	<p>0</p> <p>The available sites would be primarily housing and would not therefore specifically be an attraction for visitors, although large development areas may result in more services being provided on site. Subject to the development of sites complying with other specific Local Plan policies (e.g. design) none of the options are unlikely to deter visitors, unless the special rural characteristics of the borough are negatively affected.</p>
<p>15) To protect and enhance distinctive and high quality features of the local built environment</p>	<ul style="list-style-type: none"> <li>• Improve image of Basingstoke through high quality design.</li> <li>• Maintain the attractiveness of the boroughs Conservation Areas.</li> <li>• <i>There are a number of Conservation Areas within Basingstoke: Basingstoke Town, Fairfields, Brookvale West, Park Prewett and South View.</i></li> <li>• <i>Worting Conservation Area adjoins the western boundary of the SPB.</i></li> <li>• <i>There are a number of listed buildings throughout Basingstoke.</i></li> </ul>	<p>?/</p> <p>Development of some of the available sites associated with each option may affect the existing local built environment, including listed buildings and archaeological interest. However, there may be opportunities to minimise these through design, layout or other mitigation.</p>
<p>16) To improve the efficiency of resource use, including re-using previously developed land, existing buildings and materials, and encouraging</p>	<ul style="list-style-type: none"> <li>• Development on pdl exceeded 60% over last few years.</li> <li>• Number of homes/buildings built to Code for Sustainable Homes standards/BREEAM unknown.</li> <li>• Relatively low recycling rate</li> </ul>	<p>--</p> <p>All options would entail a significant amount of greenfield development.</p> <p>The assessment of many of these issues of developing on greenfield sites are largely design related so are unable to be assessed at this stage.</p>

<p>the maximum use of sustainable design and construction technologies</p>				
<p>(17) To create and sustain vibrant settlements and communities</p>	<ul style="list-style-type: none"> <li>• Basingstoke Town Centre is a vital and viable centre, and the District Centres are performing well.</li> <li>• <i>The Retail Assessment concluded that Basingstoke town centre offers a wide range of shops, services and leisure facilities to both local residents in the Borough, as well as those living in the centre's wider catchment area.</i></li> <li>• <i>Since Festival Place opened in 2002 it has made a significant contribution to the overall vitality and viability of Basingstoke town centre's retail and leisure offer.</i></li> </ul>	<p>-/?</p> <p>New on-site facilities or upgrades would be required. Financial contributions would be sought for these.</p> <p>Dispersal of sites around Basingstoke may make significant on site infrastructure provision more difficult. Development in large areas makes funding/provision of more expensive infrastructure (such as schools) more feasible.</p> <p>However, dispersing sites around the town is more likely to limit the impact of development on the existing community and may enable current facilities to be supported and upgraded where suitable.</p>	<p>-</p> <p>New on-site facilities or upgrades would be required. Financial contributions would be sought for these.</p> <p>The town currently has a strong, compact existing boundary to the east. The available sites to the east do not relate well to the existing settlement in terms of form, scale and character and may not create a more integrated settlement due to constraints associated with the area. However, there are opportunities for sites to be defined by strong boundaries.</p> <p>Focusing development to the east may provide direct benefits to existing and new residents, through the provision of local services such as GP/schools/district centre. Also a new district centre of sufficient size may attract users from a wider area.</p> <p>Development in large areas makes funding/provision of more expensive infrastructure (such as schools) more feasible.</p> <p>Confining development mainly to</p>	<p>-</p> <p>New on-site facilities or upgrades would be Financial contributions would be sought for these</p> <p>Focusing development to the west/south west may not relate well to the existing settlement in terms of form, scale and character and would not create a more integrated settlement. Development could significantly extend the south western extent of Basingstoke town with limited opportunity to be defined by strong boundaries.</p> <p>Focusing development to the west may provide direct benefits to existing and new residents, through the provision of local services such as GP/schools/district centre. Also a new district centre of sufficient size may attract users from a wider area.</p> <p>Confining development mainly to the north and south-west would have more impact on existing communities here, but could also result in new facilities/services.</p> <p>Development in large areas makes funding/provision of more expensive</p>

			the north and east would have more impact on existing communities here, but could also result in new facilities/services.	infrastructure (such as schools) more feasible.
18) To promote and improve access to open space and countryside	<ul style="list-style-type: none"> <li>Borough generally well provided for in terms of open space although there are some local deficiencies</li> <li>Opportunities to improve management of open space</li> <li><i>Eastrop Park and the War Memorial Park in the town centre are Green Flag winners.</i></li> <li><i>There are also a number of other local parks throughout Basingstoke.</i></li> </ul>	0 Each of the options would require new on-site provision of open space, and may address existing deficiencies.  A number of existing Public Rights of Way will need to be maintained/diverted to ensure access to the countryside.		
19) To improve community safety by reducing crime, the fear of crime, and antisocial behaviour	<ul style="list-style-type: none"> <li>Crime rates for B&amp;D generally comparable with, or slightly lower than Hants and SE.</li> <li>Slight reduction in overall crime rates over the last few years.</li> </ul>	0 The impact on crime and community safety cannot be determined at this stage.		
20) To improve health and well-being through the development of healthy communities	<ul style="list-style-type: none"> <li>Health and wellbeing of residents of the borough generally good.</li> <li>Higher teenage conception rates than for Hampshire/the south east.</li> <li>Ageing population</li> <li><i>North Hants Hospital is located in Basingstoke.</i></li> </ul>	0 There is insufficient capacity at present but there is scope to accommodate growth through the expansion of existing facilities or by on-site provision of new facilities such as GP and hospital treatment. Financial contributions would be required to enable this.  The available sites have the ability to accommodate open	0 There is insufficient capacity at present but there is scope to accommodate growth through expansion of existing facilities or by on-site provision of new facilities such as GP and hospital treatment. Financial contributions would be required to enable this.  The available sites to the east of Basingstoke have the ability to accommodate all open space and play needs of the new residents on site in order to meet the distance criteria and quantity standards.	0 There is insufficient capacity at present but there is scope to accommodate growth through expansion of existing facilities or by on-site provision of new facilities such as GPs and hospital treatment. Financial contributions would be required to enable this.  The available sites have the ability to accommodate open space and play needs of the new residents on site in order to meet the distance criteria and quantity standards.  Part of the area is affected by traffic

		<p>space and play needs of the new residents on site in order to meet the distance criteria and quantity standards.</p> <p>Some of the available sites may be affected by rail and road traffic noise, as well as proximity to the sewage treatment works and incinerator.</p>	<p>Part of the area is affected by rail and road traffic noise and is close to the Basingstoke sewage Treatment Works and incinerator.</p>	<p>noise from the A30 and M3, and noise mitigation measures may be necessary. The area is not within close proximity of any un-neighbourly use.</p>
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### Conclusions of the appraisal of spatial distribution options for Basingstoke Town

All three options:

- Will result in a large amount of development on greenfield sites which conflicts with the environmental objective which seeks to minimise resource use.
- Likely to increase emissions of greenhouse gases as a result of the impacts of construction and occupation.
- Likely to have a negative impact on landscape quality around Basingstoke.
- Will lead to development of some sites that may result in car journeys dominating.
- Will lead to development of some sites that may affect the existing local built environment
- Will have a negligible impact on the crime objective and improving the image of the borough.
- Will provide new housing close to work opportunities in Basingstoke.
- Are generally supportive of the economic objectives.
- Have scope to accommodate growth through expansion of existing facilities or by on-site provision of new facilities.

#### Option 1- Spread of development

**This is the preferred housing growth option.** The key conclusions from the SA of the option are:

- This approach will distribute housing around the town offering more choice to meet housing need.
- By dispersing sites around Basingstoke, development may be more integrated with the town than with the other options and local consultation has favoured this approach.

- Will assist deliverability, providing housing in different market locations around the town and avoid overreliance on major development area which can only physically deliver a certain number of units on a site in any given year. It will also help to enable market to provide new homes in a variety of locations to appeal to different house buyers.
- There may be opportunity to mitigate the potentially negative impacts on the environment, including landscape and biodiversity, and enable more constrained areas to be avoided.
- Potentially has a negative impact on some of the social objectives relating to sustainable communities by making infrastructure provision more difficult and potentially less viable (bus services).

### Option 2 – eastern focus

Option 2 has been **rejected** and should not be taken forward through the Local Plan. The key conclusions from the SA of the option are:

- This option may lead to less new housing to the south and west of the Town leading to less choice and impacting upon housing delivery over the plan period.
- As this option is likely to involve a smaller number of large sites, this can cause further deliverability issues due to the long lead in times associated with large sites and the fact that there is a limit to the number of units that can physically be delivered on one site in any given year.
- Biodiversity and flooding issues associated with the River Loddon shown as potential conflicts with the relevant environmental objectives, although mitigation may be possible through siting, layout, design and working with infrastructure providers.
- Potentially has negative landscape impact, including sites that perform least well in terms of landscape capacity. Areas to the east of the town have a medium/low landscape capacity for development. Much of the central and eastern part of this area would be constrained by a landscape that is more highly sensitive to the river Loddon corridor
- Although a larger development to the east of Basingstoke may be more self-contained there is the potential for it to be isolated and less integrated with the rest of Basingstoke.
- Sites to the east are likely to be dependent on the A33 and will require new or improved points of access with highway improvements to maintain current journey times. There may also be opportunities to provide access from the A30 to the south.
- More development to the north and east will aid the business case for a new station at Chineham.
- Focussing development in one particular area can be supportive of some of the social objectives by making infrastructure provision easier and more viable, particularly in respect of education and bus services.

### Option 3 – western/ south-western focus

Option 3 has been **rejected** and should not be taken forward through the Local Plan. The key conclusions from the SA of the option are:

- This option may lead to less new housing to the east of the Town leading to less choice and impacting upon housing delivery over the plan period.
- As this option is likely to involve a smaller number of large sites, this can cause further deliverability issues due to the long lead in times associated with large sites and the fact that there is a limit to the number of units that can physically be delivered on one site in any given year.

- Likely to have a negative landscape impact due to its character and relationship with the surrounding countryside. Some sites in the south west are assessed as having a low/ medium capacity.
- Potential for sites in this area to be isolated rather than integrating with existing communities.
- Sites to the west and south west are likely to be dependent on the A30, A339 and B3400 and will require new or improved points of access with highway improvements to maintain current journey times.
- Focussing development in one particular area can be supportive of some of the social objectives by making infrastructure provision easier and more viable, particularly in respect of education and bus services.

## Final Conclusions

The Sustainability Appraisal highlights the similarities between all three options, for example all three options support the economic objectives due to proximity to employment opportunities and all entail a significant amount of greenfield land. However, the preferred housing growth option for Basingstoke Town is option 1 (Spread of development). This is because the approach, when compared to the other options, will distribute housing around the town offering more choice and development may be more integrated with the town than with the other options. Local consultation has favoured this approach. Option 1 is expected to provide a quantum of development that will most help to achieve the 850 dpa preferred option. Option 1 will allow a better opportunity for development to be located on the least constrained and most sustainable sites.

Option 2 may have a more negative environmental impact (biodiversity, flooding and landscape). Option 3 may also have more negative environmental impacts (landscape). Options 2 and 3 may result in some new housing being isolated and less integrated with the rest of Basingstoke and also have deliverability issues. Options 2 and 3 may not provide the quantum of development that will help to achieve the 850 dpa preferred due to housing capacity of the available sites within the option area (i.e west/ south-west, east).

**Option 1 should be taken forward as the preferred option** and these SA findings, along with the council's other evidence, should influence the decision on the preferred sites to be allocated in and around Basingstoke Town in the Local Plan.

The SA of housing allocation options for Basingstoke Town, found in Appendix 15, has been updated. Appendix 15 considers the available sites around Basingstoke Town and also site combinations. Appendix 15 of the SA suggests the preferred housing sites around Basingstoke Town which should be considered for allocation in the Local Plan.