



Basingstoke
and Deane



Basingstoke and Deane Borough Council Local Plan (2011-2029): Proposed modifications

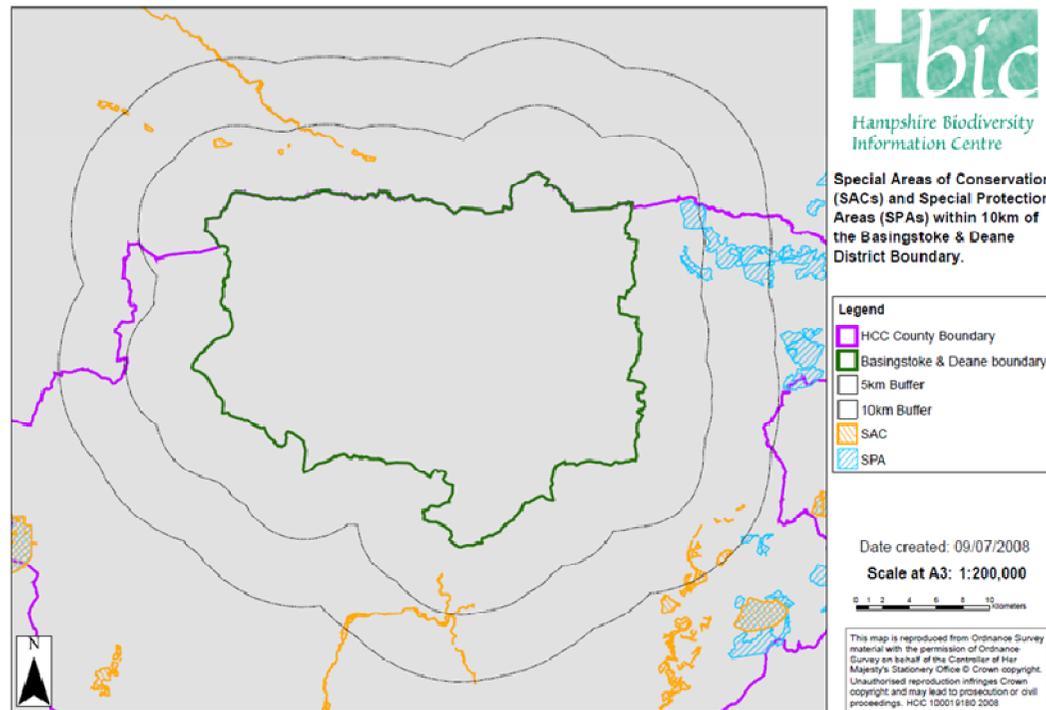
Habitats Regulations Screening Assessment: Addendum

December 2015

Introduction

1. The objective of the Habitats Regulations Assessment (HRA) is to identify any aspects of the Basingstoke and Deane Local Plan that have the potential to cause a likely significant effect on Natura 2000 or European sites (Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and Ramsar sites), either in isolation or in combination with other plans and projects, and to devise appropriate mitigation strategies where such effects are identified. The assessment has been subject to consultation with Natural England, the Environment Agency and other organisations.
2. There are no Natura 2000 sites within the borough of Basingstoke and Deane. There are a total of 8 Natura 2000 sites, comprising 6 Special Areas of Conservation (SAC) and 2 Special Protection Areas (SPA) within 10km of the boundary of Basingstoke and Deane (see Figure 1 below).
3. Basingstoke and Deane Borough Council submitted its Local Plan for examination in October 2014. A Habitats Regulations Screening Assessment accompanied the Submission Local Plan (examination document CD09).
4. An exploratory meeting on the Submission Local Plan was held by the appointed Inspector on the 11 December 2014, following which he wrote to the council setting out additional work that was required to progress the Local Plan. This work was completed by the borough council and resulted in a number of proposed modifications or changes to the Submission Local Plan. The proposed modifications resulted in amended and new policies and these were assessed for their Likely Significant Effects in the HRA Addendum (May 2015) (examination document PS/02/19). Consultation on the proposed modifications and the Addendum to the HRA ran from May 2015 to June 2015.
5. Following Submission of the Local Plan, the Plan has progressed through the Examination process which has resulted in a number of proposed Main and Minor Modifications to the Plan. The Main Modifications may have the potential to cause likely significant effects which have not been predicted and considered within the initial Screening Assessment (October 2014) and also the HRA Addendum (May 2015).

Figure 1 – Locations of Natura 2000 sites within 10km of Basingstoke and Deane Borough



- This addendum to the earlier Habitats Regulations Screening Assessment considers whether any of the proposed main modifications, as documented within the Schedule of Proposed Main Modifications to the Submission Local Plan Following Local Plan Examination Hearings (Schedule A) impact upon sites of European nature conservation importance.

Initial Screening of policies

7. All policies within the Submission Local Plan were subject to an initial screening exercise to identify all those that did not require further consideration in the Likely Significant Effects test. The majority of policies could be screened out as there was no potential for these policies to result in adverse effects on European sites. The full screening table for the policies is contained within Appendix 1 of the Screening Assessment.
8. The following policies were deemed to require further consideration as part of the Likely Significant Effects test as they may lead to adverse effects on European sites generally because they promote and determine the location and scale of development:
 - SS1: Scale and Distribution of New Housing
 - SS3: Greenfield Site Allocations
 - SS5: Neighbourhood Planning
 - SS6: New housing in the Countryside
 - CN2: Rural Exceptions for Affordable Housing
 - CN4: Housing for older people/ Specialist Housing
 - CN5: Gypsies Travellers and Travelling Show People
9. It should be noted that only policies that have the potential to negatively impact on European sites were screened for assessment. Those policies that might have a beneficial effect are referred to where appropriate, but have not been actually assessed. This is due to the fact that Habitats Regulations Assessment is only concerned with adverse effects.

Proposed Modifications to the Submission Local Plan (May 2015)

10. The amended and new policies were subject to a screening exercise in the HRA Addendum (May 2015) to identify all those that do not require further consideration in the Likely Significant Effects test. The proposed modifications to the Submission Local Plan (May 2015) did not alter the overall conclusions in the previous Habitats Regulations Assessment (April 2014). It was possible to conclude that there are no likely significant effects arising on European sites, either alone, or in combination with other plans and projects as a result of the proposed modifications to the Submission Local Plan. The Submission Local Plan, with the proposed modifications, contains an adequate

policy framework to avoid or adequately mitigate effects on European sites. The Plan will not, therefore, require full Appropriate Assessment under the Habitats Regulations.

Proposed Modifications to the Submission Local Plan (December 2015)

11. The following policies of the Submission Local Plan have been amended through proposed main modifications:

- Policy SS3 – Greenfield Site Allocations
- Policies SS3.1-SS3.12 – Green Site Allocations
- Policy SS4 – Ensuring a supply of deliverable sites
- Policy SS5 – Neighbourhood Planning
- Policy SS6 – New Housing in the Countryside
- Policy SS8 – Basing View
- Policy CN1 – Affordable Housing
- Policy CN3 – Housing Mix for Market Housing
- Policy CN4 – Housing for Older People/ Specialise Housing
- Policy CN5 – Gypsies, Travellers and Travelling Show People
- Policy CN6 – Infrastructure
- Policy CN9 – Transport
- Policy EM8 – Commercial Renewable/ Low Carbon Energy Generation
- Policy EM9 – Sustainable Water Use
- Policy EP1 – Economic Growth and Investment
- Policy EP4 – Rural Economy

12. A new policy has also been added:

- Policy SD1 – Presumption in favour of sustainable development

13. The amended and new policies have been subject to a screening exercise to identify all those that do not require further consideration in the Likely Significant Effects test. The full screening table for the policies is contained within Appendix A, where the proposed modifications are highlighted as tracked changes. This exercise has led to the conclusion that amended policies SS3, SS3.1 to SS3.12, SS4, SS8, CN1, CN3, CN6, CN9, EM8, EM9 and EP4 can be screened out as there is no potential for these policies to result in adverse effects on European sites.
14. The following amended policies have been further considered as part of the Likely Significant Effects test as they may lead to adverse effects on European sites generally. This reflects the fact that they promote and determine the location and scale of development:
- Policy SS5 – Neighbourhood Planning
 - Policy SS6 – New Housing in the Countryside
 - Policy CN4 – Housing for Older People/ Specialise Housing
 - Policy CN5 – Gypsies, Travellers and Travelling Show People
 - Policy EP1 – Economic Growth and Investment

Conclusions

15. Following the completion of the Likely Significant Effects test on the policies listed above, it was concluded that the proposed main modifications to the Submission Local Plan (December 2015) do not alter the conclusions in the previous Habitats Regulations Assessment (April 2014). Overall, there are no likely significant effects arising on European sites, either alone, or in combination with other plans and projects as a result of the proposed modifications.
16. The Submission Local Plan, with the proposed modifications, contains an adequate policy framework to avoid or adequately mitigate effects on European sites and the relevant policies are listed below. The Plan will not, therefore, require full Appropriate Assessment under the Habitats Regulations.

- EM3: Thames Basin Heaths Special Protection Area
- EM5: Green Infrastructure
- EM6: Water Quality
- EM9: Sustainable Water Use
- EM12: Pollution
- CN9: Transport

Appendix A – Screening Tables for Local Plan Policies (proposed modifications shown as tracked changes)

Policy Number / name	Submission Local Plan with proposed modifications policy text	Screening Decision
DELIVERY OF THE STRATEGY		
New Policy SD1 – Presumption in favour of Sustainable Development	<p><u>Policy SD1 – Presumption in favour of sustainable development</u></p> <p><u>When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.</u></p> <p><u>Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.</u></p> <p><u>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:</u></p> <ul style="list-style-type: none"> <u>• Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</u> <u>• Specific policies in that Framework indicate that development should be restricted.</u> 	This new policy may be screened out as there is no likely significant effect arising on European sites.
Amended SS3 – Greenfield Site Allocations	<p>Policy SS3 – Greenfield Site Allocations</p> <p>In bringing forward development on the allocated sites listed below, it will be a requirement to ensure that the necessary infrastructure is provided at a rate and scale to meet the needs that arise from that development, in accordance with both the Infrastructure Delivery Plan and through conformity with the appropriate standards, as summarised in Appendix 4.</p> <p>Development on the sites is expected to come forward through the preparation of a masterplan or development brief where appropriate, prepared in partnership with the landowner and with consultation involving the local community, to be approved by the council prior to the submission of a planning application. Where two or more sites are adjacent to each other, masterplanning should be undertaken jointly.</p>	<p>This policy was identified as requiring further consideration as part of the likely significant effects test (see chapter 3.7 of Habitats Regulations Screening Assessment, April 2014).</p> <p>The policy allocates a number of strategic allocations to contribute towards delivering the Local Plan housing number. These sites are located in and around the borough’s main settlements,</p>

Policy Number / name	Submission Local Plan with proposed modifications policy text				Screening Decision
	Site Reference	Location	Allocation	Phasing	<p>including Basingstoke, Bramley, Oakley, Overton and Whitchurch, all of which are located a significant distance from European sites.</p> <p>However, the policy will result in significant levels of additional development in the borough that could in combination with other districts plans lead to adverse effects on European sites.</p> <p>The Local Plan, with proposed modifications, contains the following policies which would mitigate any potential for adverse effects on European Sites resulting from policy SS3:</p> <p>EM5 – Green Infrastructure EM6 – Water Quality EM9 – Sustainable Water Use EM12 – Pollution CN9 - Transport</p> <p>To conclude, following the further screening of this policy and the content of Chapters 4 to 11 of the Habitats Regulations Screening Assessment April 2014, an adequate policy framework exists to avoid or mitigate the likelihood of significant adverse effects on the European sites.</p>
SS3.1	Swing Swang, Basingstoke	Approx 100 homes	2015/16 – 2019/20 2017/18 – 2019/20		
SS3.2	Kennel Farm, Basingstoke	Approx 310 homes	2015/16 – 2019/20 2016/17 – 2018/19		
SS3.3	Razor’s Farm, Basingstoke	Approx 420 homes	2015/16 – 2019/20 2017/18 – 2022/23		
SS3.4	North of Popley Fields, Basingstoke	Approx 450 homes	2014/15 – 2019/20 2015/16 – 2022/23		
SS3.5	Overton Hill, Overton	Approx 120 homes	2015/16 – 2019/20 2016/17 – 2019/20		
SS3.6	South of Boswood Lane /Manor Farm, Whitchurch	Approx 150 homes	2015/16 – 2019/20 2017/18 – 2021/22		
SS3.7	Redlands, adjacent to Basingstoke	Approx 150 165 homes	2017/18 – 2024/25 2017/18 – 2021/22		
SS3.8	Upper Cufaude Farm	Approx 390 homes	2020/21 – 2024/25 2020/21 – 2025/26		
SS3.9	East of Basingstoke, Basingstoke	Approx 450 homes	2017/18 – 2024/25 2018/19 – 2022/23		
SS3.10	Manydown, Basingstoke	Approx 3,400 homes	2017/18 – 2028/29		
SS3.11	Basingstoke Golf Course, Basingstoke	Approx 1,000 homes	2020/21 – 2028/29 2020/21 – 2027/28		
SS3.12	Hounsome Fields, Basingstoke	Approx 750 homes	2017/18 – 2028/29 2017/18 - 2027/28		
Amended SS3.1 – Swing Swang Lane	<p>Policy SS3.1 – Swing Swang Lane, Basingstoke</p> <p>This 4.7 <u>4.5</u> hectare site lies to the east of Basingstoke and will deliver high quality development that will:</p>				This modified policy may be screened out as there is no likely significant effect arising on

Policy Number / name	Submission Local Plan with proposed modifications policy text	Screening Decision
	<p>a) Make provision for approximately 100 dwellings;</p> <p>b) Have a design and layout of high quality and a character which respects its location adjacent to the Old Basing Conservation Area;</p> <p>c) Conserve and enhance the architectural and historic significance of the Old Basing Conservation Area, including its setting, and ensure sufficient mitigation measures are put in place when required;</p> <p>d) Include measures to mitigate the impact of development on the local road network including improvements to Basing Road and Swing Swang Lane;</p> <p>e) Include measures to improve accessibility by non-car transport modes particularly to Old Basing and ensure the ability to service the site by public transport, including the connection of the site with existing cycle and pedestrian routes, <u>including the Public Rights of Way Network and the Strategic Cycle Network with direct cycle access to Eastrop Park, Basing View and the Town Centre. and improve connections towards Eastrop Park and Basing View.</u></p> <p>f) Incorporate measures to maintain the Public Right of Way along the northern boundary of the site;</p> <p>g) Include appropriate green infrastructure to meet local needs in line with the council's adopted standards, providing links to the existing green network;</p> <p>h) Avoid or mitigate direct and indirect adverse impacts on key species and habitats, including the part of the site designated as a Site of Importance for Nature Conservation (SINC) and the nearby Basing Fen and Wood SINC, by mitigating and/ or compensating any adverse impacts to ensure a net gain in biodiversity;</p> <p>i) Incorporate and/or promote renewable <u>and low carbon</u> energy technologies;</p> <p>j) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures in light of the adjacent railway line;</p> <p>k) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy</p> <p>l) Ensure the risk from future groundwater flooding is investigated and appropriate mitigation measures are implemented.</p> <p>Development on this site will deliver homes in the period <u>2015/16 to 2019/20 2017/18 to 2019/20</u>, in accordance with the requirement to maintain a five year supply of deliverable housing sites.</p>	European sites.
Amended SS3.2 – Kennel Farm	<p>Policy SS3.2 – Kennel Farm</p> <p>This <u>44.8 11.7</u> hectare site lies to the south west of Basingstoke to the west of the A30. The site will deliver high quality development that will:</p>	This modified policy may be screened out as there is no likely significant effect arising on European sites.

Policy Number / name	Submission Local Plan with proposed modifications policy text	Screening Decision
	<p>a) Make provision for approximately 310 dwellings;</p> <p>b) Have a design and layout of high quality and a character which respects its location on the edge of the town creating a strong and defensible boundary between the site and the open countryside;</p> <p>c) Respond positively to the special characteristics and sensitivities of the landscape, ensuring that the density, heights and layout of buildings on the higher ground minimise any visual impacts on this prominent location, respecting the Roman Road as a landscape feature and existing hedgerows and woodlands;</p> <p>d) Provide measures to mitigate the impact of development on the local road network including the A30 corridor and specifically improvements at Kempshott Roundabout (as identified in the site specific Transport Assessment);</p> <p>e) Include measures to improve accessibility by non-car modes, the ability to service the site by public transport and ensuring connection of the site with the existing cycle and pedestrian routes, <u>including the Public Rights of Way network and the Strategic Cycle Network with direct cycle access to the town centre.</u> This will include improving the pedestrian / crossing facilities across the adjacent section of the A30, to enable access to services to the east, and the provision of a link to the east;</p> <p>f) Include appropriate green space/green infrastructure to meet local needs in line with the council's adopted standards, including the amenity of the footpath along the western site boundary;</p> <p>g) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy;</p> <p>h) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures in light of the proximity of the site to the A30;</p> <p>i) Avoid or mitigate direct and indirect adverse impacts on key species and habitats, including the adjacent and nearby Sites of Importance for Nature Conservation, including Old Down, by mitigating and/or compensating any adverse impacts to ensure a net gain in biodiversity;</p> <p>j) Incorporate and/or promote renewable <u>and low carbon</u> energy technologies.</p> <p>Development on this site will deliver homes in the period 2015/16 to 2019/20 <u>2016/17 to 2018/19</u>, in accordance with the requirement to maintain a five year supply of deliverable housing sites.</p>	
Amended SS3.3 – Razor's Farm	<p>Policy SS3.3 – Razor's Farm</p> <p>This 20ha <u>19.7 hectare</u> site to the north east of Basingstoke will deliver a high quality development that will:</p> <p>a) Make provision for approximately 420 dwellings;</p> <p>b) Have a design and layout of high quality and a character which respects its location on the edge of the town adjoining the countryside;</p>	This modified policy may be screened out as there is no likely significant effect arising on European sites.

Policy Number / name	Submission Local Plan with proposed modifications policy text	Screening Decision
	<p>c) Respond positively to the special characteristics and sensitivities of the landscape, including the historic field patterns and drainage ditch layout, the Roman Road and the extensive existing vegetation structure;</p> <p>d) From the outset provide a strong buffer on the western side of the development with lower density development along this edge;</p> <p>e) Conserve the architectural and historic significance of heritage assets in the area including Razor's Farm, Upper Cufaude Farm, Cufaude Farm and the Vyne, including their setting, and ensure sufficient mitigation measures are provided when required;</p> <p>f) Provide a layout which addresses the potential isolation of the site from existing communities through direct pedestrian, cycle and public transport links to the adjoining business park, the site reserved for the possible Chineham Railway Station, Cufaude Farm and Sherfield Park, whilst ensuring that the maintenance of a high level of residential amenity is not prejudiced by the activity and visual intrusiveness of the business park;</p> <p>g) Not restrict the delivery of the possible Chineham Railway Station, either through the allocated site (as identified by Policy SS10) or through delivery on site;</p> <p>h) Avoid or mitigate direct and indirect adverse impacts on key species and habitats, including the Sites of Importance for Nature Conservation and nearby water courses, through adequate buffering natural features and drainage ditches and through on-site mitigation and off-site compensation measures to ensure a net gain in biodiversity. Opportunities to retain and enhance habitat connectivity will be taken;</p> <p>i) Include measures to mitigate the impact of development on the local road network including the A33 Corridor and specifically improvements at Crockford Lane roundabout;</p> <p>j) Include measures to improve accessibility by non-car transport modes; including the provision of internal walking and cycle routes linked to existing external routes including the Public Right of Way network <u>and the Strategic Cycle Network with direct access to the Town Centre</u> and the ability to service the site by public transport;</p> <p>k) Include appropriate green space/green infrastructure provision in line with the council's adopted standards including green links to Cufaude Lane and a central green space focussed around the Razor's Farm listed buildings connected to green links within the development and to existing developments;</p> <p>l) Incorporate and/or promote renewable <u>and low carbon</u> energy technologies;</p> <p>m) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures in light of the adjacent railway line and business park;</p> <p>n) Ensure there would be no harm to the business function of the neighbouring business uses as a result of development;</p> <p>o) Ensure the potential for shallow groundwater is investigated and appropriate mitigation measures</p>	

Policy Number / name	Submission Local Plan with proposed modifications policy text	Screening Decision
	<p>are implemented to mitigate the risk;</p> <p>p) Ensure that the impact of development and any upgrades that may be required to the sewer network and/or effluent system are understood, through the production of a drainage strategy;</p> <p>q) Ensure that it provides for a comprehensive development with the Upper Cufau de Farm allocation (Site Policy SS3.8) through the development of a joint masterplan for the two sites.</p> <p>Development on this site will deliver homes in the period 2015/16 to 2019/20 <u>2017/18 to 2022/23</u>, in accordance with the requirement to maintain a five year supply of deliverable housing sites.</p>	
Amended SS3.4 – North of Popley Fields	<p>Policy SS3.4 – North of Popley Fields, Basingstoke</p> <p>This 24 <u>25.6</u> hectare site lies to the north of Basingstoke and will deliver a high quality development that will:</p> <p>a) Make provision for approximately 450 dwellings;</p> <p>b) Include the provision of social and physical infrastructure including a community centre and the phasing and provision for a new one form entry primary school;</p> <p>c) Have a design and layout which respects its location on the edge of town and the adjoining countryside, ensuring that the height, layout and form of development is appropriate to the higher ground on the northern part of the site and that effective and substantial visual screening is provided between the site and Sherborne St. John;</p> <p>d) Ensure that the site links to the existing built up area to enable community cohesion;</p> <p>e) Avoid and mitigate direct and indirect adverse impacts on key species and habitats, including the great crested newt populations, water courses and Carpenters Down Wood, Spier’s Copse and Popley Ponds Sites of Importance for Nature Conservation, through adequate buffering and on-site mitigation and off-site compensation measures to ensure a net gain in biodiversity;</p> <p>f) Conserve the architectural and historic significance of the nearby Popley Fields Farm and Kiln Farm historic farmsteads, including their setting, and ensure sufficient mitigation measures are put in place when required;</p> <p>g) Include measures to mitigate the impact of development on the primary and local road network including the A340 and A33 corridors;</p> <p>h) Include measures to improve accessibility by non-car modes transport modes <u>including the provision of internal walking and cycling routes linked to existing external routes and the Strategic Cycle Network with direct cycle access to the particularly to Basingstoke Town Centre including the connection of the site with existing cycle and pedestrian routes,</u> and the ability to service the site by public transport;</p> <p>i) Incorporate measures to maintain the Public Rights of Way through the site;</p>	This modified policy may be screened out as there is no likely significant effect arising on European sites.

Policy Number / name	Submission Local Plan with proposed modifications policy text	Screening Decision
	<p>j) Include appropriate green space / green infrastructure to meet local needs in line with the council's adopted standards, provide links to the existing green network and mitigate the increased recreational pressure on the nearby Carpenters Down Wood and Spier's Copse Sites of Importance for Nature Conservation;</p> <p>k) Incorporate and/or promote renewable <u>and low carbon</u> energy technologies;</p> <p>l) Ensure the potential for shallow groundwater is investigated and effective and substantial mitigation measures are implemented;</p> <p>m) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy</p> <p>Development on this site will deliver homes in the period 2014/2015 to 2019/20 <u>2015/16 to 2022/23</u>, in accordance with the requirement to maintain a five year supply of deliverable housing sites.</p>	
Amended SS3.5 – Overton Hill	<p>Policy SS3.5 – Overton Hill</p> <p>This 8.5ha <u>8.7 hectare</u> site is located towards the north east of the village of Overton and will deliver a high quality development that will:</p> <p>a) Make provision for approximately 120 dwellings;</p> <p>b) Respect the locally distinctive features of Overton and its location on the edge of the village;</p> <p>c) Retain the landscape character and visual amenity of the area by restricting development to the lower slopes, locating open space adjacent to the countryside and including adequate space for lines of trees to form an internal landscape structure;</p> <p>d) Conserve and enhance the architectural and historic significance of the Overton Conservation Area and the grade II listed Quidhampton Mill, including their settings, and ensure sufficient mitigation measures are provided when required;</p> <p>e) Avoid or mitigate direct and indirect adverse impacts on key species and habitats by mitigating and/or compensating any adverse impact to ensure a net gain in biodiversity. In particular the adjacent River Test Site of Special Scientific Interest and associated habitat should be conserved and enhanced through the provision of an adequate buffer to the northern boundary and appropriate mitigation measures to prevent hydrological/diffuse pollution;</p> <p>f) Include measures to mitigate the impact of development on the local road network including improvements to the junction of Station Road and the B3400;</p> <p>g) Include measures to improve accessibility by non-car transport modes, particularly to Overton railway station, village centre and primary school, and <u>ensure</u> the ability to service the site by public transport;</p>	This modified policy may be screened out as there is no likely significant effect arising on European sites.

Policy Number / name	Submission Local Plan with proposed modifications policy text	Screening Decision
	<p>h) Include the provision of internal walking and cycle routes linked to existing external routes, and the maintenance and improvement of Public Rights of Way along the eastern and southern boundaries of the site;</p> <p>i) Incorporate and/or promote renewable <u>and low carbon</u> energy technologies;</p> <p>j) Include appropriate greenspace/green infrastructure provision to meet local needs in line with the council's adopted standards, including extending the existing neighbourhood park;</p> <p>k) Provide a connection to the sewerage system of the nearest point of adequate capacity.</p> <p>Development on this site will deliver homes in the period 2015/16 to 2019/20 <u>2016/17 to 2019/20</u>, in accordance with the requirement to maintain a five year supply of deliverable housing sites.</p>	
Amended SS3.6 – South of Bloswood Lane	<p>Policy SS3.6 – South of Bloswood Lane</p> <p>This 12.5ha site lies to the west of the town of Whitchurch and will deliver a high quality comprehensive development that will:</p> <p>a) Make provision for the comprehensive delivery of approximately 150 dwellings;</p> <p>b) Have a design and layout of high quality and a character which respects locally distinctive features of Whitchurch and its location on the edge of the town;</p> <p>c) Respond positively to the North Wessex Downs Area of Outstanding Natural Beauty and special landscape characteristics of the area, providing an appropriate edge to the town;</p> <p>d) Conserve the architectural and historic significance of the nearby Grade II Listed Manor Farmhouse associated listed Granary, and related features, including their settings;</p> <p>e) Include measures to mitigate the impact of development on the local road network including improvements to the junctions within the Town Centre and to Bloswood Lane and Bell Street;</p> <p>f) Include measures to improve accessibility by non-car transport modes, particularly to the centre of Whitchurch and the railway station and ensure the ability to service the site by public transport;</p> <p>g) Include the provision of internal walking and cycle routes linked to existing external routes, and the maintenance and improvement of existing Public Rights of Way through the site;</p> <p>h) Avoid or mitigate direct and indirect adverse impacts on key species and habitats by mitigating and/or compensating any adverse impacts to ensure a net gain in biodiversity, including safeguarding parts of the site for locally valued natural green space and boundary vegetation with adequate buffers;</p> <p>i) Incorporate and/or promote renewable <u>and low carbon</u> energy technologies;</p> <p>j) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures in light of the adjacent A34 dual carriageway;</p> <p>k) Include appropriate green space / green infrastructure provision to meet local needs, in line with</p>	This modified policy may be screened out as there is no likely significant effect arising on European sites.

Policy Number / name	Submission Local Plan with proposed modifications policy text	Screening Decision
	<p>the council's adopted standards Provide for the careful management of any important archaeological remains;</p> <p>l) Provide a connection to the sewerage system of the nearest point of adequate capacity.</p> <p>Development on this site will deliver homes in the period 2015/16 to 2019/20 <u>2015/16 to 2021/22</u>, in accordance with the requirement to maintain a five year supply of deliverable housing.</p>	
Amended SS3.7 – Redlands	<p>Policy SS3.7 – Redlands</p> <p>This 9 <u>9.4</u> hectare site lies to the north east of Basingstoke and will deliver a high quality development that will:</p> <p>a) Make provision for the delivery of approximately 150 <u>165</u> dwellings;</p> <p>b) Respond positively to the special landscape qualities of the area, ensuring that the density, heights and layout of buildings minimise any visual impacts of this location. The design and layout of development needs to present a strong and defensible green buffer to the north and east, including the use of open space to limit the visual impact of development. This will include locating development in the western part of the site and avoiding residential development to the north of the existing field boundary, which forms the northern edge of the site;</p> <p>c) Include measures to mitigate the impact of development on the local road network including improvements to the A33 corridor, to ensure safe and convenient access for all road-users. This should include provision for a site access from an improved Gaiger Avenue/A33 junction, or a suitable alternative, along with appropriate access to the adjacent site (Policy SS3.9);</p> <p>e <u>d</u>) Include measures to improve accessibility by non-car transport modes including the provision of internal walking and cycle routes linked to existing external routes including the Public Right of Way network <u>and Strategic Cycle Network with direct access to the town centre</u> and the ability to service the site by public transport;</p> <p>d <u>e</u>) Avoid or mitigate direct and indirect adverse impacts on key species and habitats, including remnant parkland trees, by mitigating and/or compensating any adverse impacts to ensure a net gain in biodiversity;</p> <p>e <u>f</u>) Ensure that renewable <u>and low carbon</u> energy technologies are harnessed for the site by utilising opportunities presented by the nearby combined heat and power (CHP) incinerator;</p> <p>f <u>g</u>) In light of the nearby incinerator and sewage treatment works ensure acceptable noise and odour standards can be met within homes and amenity areas, through the avoidance of noise sensitive areas and the preparation of comprehensive noise and odour studies (in consultation with the utility provider) which inform layout decisions on this and the adjoining East of Basingstoke site;</p>	This modified policy may be screened out as there is no likely significant effect arising on European sites.

Policy Number / name	Submission Local Plan with proposed modifications policy text	Screening Decision
	<p>g) h) Ensure adequate sewerage infrastructure is provided (on and off site) and produce a drainage strategy.</p> <p>h) i) Ensure that, through the joint masterplanning of the two sites, development is delivered in conjunction with the adjacent East of Basingstoke and Chineham allocation (Policy SS3.9) and that development is brought forward in a co-ordinated manner. This site should not be developed in isolation.</p> <p>Development of this site will deliver homes and infrastructure in the period 2017/18 to 2024/25 <u>2017/18 to 2020/2021</u>, in accordance with the requirement to maintain a five year supply of deliverable housing sites.</p>	
Amended SS3.8 – Upper Cufaude Farm	<p>Policy SS3.8 – Upper Cufaude Farm</p> <p>This 32 <u>26.3</u> hectare site lies immediately to the north of the Razor’s Farm allocation (Policy SS3.3) and will only be released for development after, or in conjunction with, the development of the Razor’s Farm site. The site will deliver a high quality development that will:</p> <p>a) Make provision for approximately 390 dwellings;</p> <p>b) Include the provision of social and physical infrastructure including a community centre and a two form entry primary school if required by the Local Education Authority;</p> <p>c) Conserve and enhance the architectural and historic significance of heritage assets in the area including Razor’s Farm, Upper Cufaude Farm, Cufaude Farm and the Vyne, and their rural settings, and ensure sufficient mitigation measures are put in place when required;</p> <p>d) Comprise a layout and design of development that <u>retains respects</u> the existing landscape and vegetation structure in and round the site, including enhancement and buffering of the hedgerow along the southern boundary and provision of a <u>well-designed and robust strong</u> buffer, <u>which reflects the existing landscape character</u> on the western and northern sides of the site from the outset;</p> <p>d) i) <u>Keep the area hatched green on the inset map free of development and roads, providing only additional landscape and appropriate open space measures to ensure sufficient mitigation of the development on the surrounding area;</u></p> <p>e) Provide appropriate green space/green infrastructure to meet local needs in line with the council’s adopted standards, providing links to the green network including that provided at Razor’s Farm and maintaining the hedgerow/ditch that runs through the site as a green pedestrian route and the rural character and accessibility of footpaths to the south and west of the site;</p> <p>e-i) f) Avoid or mitigate direct and indirect adverse impacts on key species and habitats, including mature hedgerows and water courses, through adequate buffering and on-site mitigation and off-site compensation measures to ensure a net gain in biodiversity;</p>	This modified policy may be screened out as there is no likely significant effect arising on European sites.

Policy Number / name	Submission Local Plan with proposed modifications policy text	Screening Decision
	<p> f) g) Include measures to mitigate the impact of development on the local road network and in particular, Cufaude Lane and the A33 Corridor g) h) Include measures to improve accessibility by non-car transport modes, <u>including the provision of internal walking and cycling routes, linked to existing external routes, the Public Rights of Way Network and the Strategic Cycle Network, with direct cycle access to the particularly to Basingstoke Town Centre, and including</u> the ability to service the site by public transport. and the connection of the site with existing cycle and pedestrian routes and the Public Rights of Way network, It will also be necessary to provide access to the Access will also be required including access to the potential Chineham Railway Station and Cufaude Lane, and in conjunction with the development at Razors Farm. h) i) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures, where possible, in light of the adjacent railway line and MOD land; i) j) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy; j) k) Incorporate and/or promote renewable <u>and low carbon</u> energy technologies; k) l) Ensure that it provides for a comprehensive development with the Razors Farm allocation (Policy SS3.3) through the development of a joint masterplan for the two sites. </p> <p>Development on this site will deliver homes in the period 2020/21 to 2024/25 <u>2020/21 to 2025/26</u>, in accordance with the requirement to maintain a five year supply of deliverable housing sites.</p>	
Amended SS3.9 – East of Basingstoke	<p>Policy SS3.9 – East of Basingstoke</p> <p>This 66 <u>67.8</u> hectare site to the east of Basingstoke and adjacent to site SS3.7 will deliver a high quality mixed-use development that will:</p> <ol style="list-style-type: none"> Make provision for approximately 450 dwellings; In addition to the mix of dwelling sizes and types, make provision for a proportion of self-build units and also, in conjunction with other sites, a permanent, pitch/plot provision to meet identified accommodation needs of Gypsies, Travellers and Travelling Showpeople in the borough, such needs being identified in the council’s Gypsy and Traveller Accommodation Assessment (and any updates); Include the provision of social and physical infrastructure, including a community centre, local shopping facilities, sports facilities including playing pitches, and a three <u>two</u> form entry primary school towards the north of the site, if required by the Local Education Authority; Respond positively to the special characteristics and sensitivities of the landscape, ensuring that the density, heights and layouts of buildings on the higher ground to the south and north of the site 	This modified policy may be screened out as there is no likely significant effect arising on European sites.

Policy Number / name	Submission Local Plan with proposed modifications policy text	Screening Decision
	<p>minimise any visual impacts on this prominent location;</p> <p>e) Respect and provide appropriate buffering to the historic Park Pale feature on the western boundary of the site;</p> <p>f) Conserve and enhance the architectural and historic significance of the Old Basing Conservation Area and nearby listed buildings, including the grade II listed Lodge Farm, including their setting, and ensure sufficient mitigation measures are provided when required;</p> <p>g) Avoid development and points of access in the small areas of the site within flood zones 2 and 3, and ensure that detailed masterplanning considers scope for expansion of the floodplains;</p> <p>h) Include measures to mitigate the impact of development on the local road network including improvements to the A33 corridor, with appropriate access to the adjacent site at Redlands, and measures to ensure safe and convenient access for all road-users, including vehicles accessing the adjacent incinerator and sewerage treatment works;</p> <p>i) Include measures to improve accessibility by non-car transport modes including the provision of internal walking and cycle routes linked to existing external routes including the Public Right of Way network <u>and the Strategic Cycle Network with direct cycle access to the town centre and the provision of public transport from the outset; and the ability to service the site by public transport;</u></p> <p>j) Include appropriate open space / green infrastructure, including allotments, to meet local needs in line with the council's adopted standards, ensuring that all open space is provided on site and opportunities to enhance Petty's Brook are utilised, provide links to and assist in the delivery of the adjoining green infrastructure network and mitigate the increased recreational pressure on nearby sensitive wildlife sites and Sites of Importance for Nature Conservation, with buffering to Pettys Brook;</p> <p>k) Creation of a substantial green buffer from the outset of the development, creating a strong and defensible boundary between the site and the open countryside;</p> <p>l) Avoid or mitigate direct and indirect adverse impacts on key species and habitats including adjacent ancient woodland Sites of Importance for Nature Conservation, Petty's Brook and natural flood zones. This will be achieved through adequate buffering of natural features and habitats and on-site mitigation and off-site compensation measures to ensure a net gain in biodiversity;</p> <p>m) Ensure that renewable <u>and low carbon</u> energy technologies are harnessed for the site by utilising opportunities presented by the nearby incinerator and any opportunities this may have for CHP;</p> <p>n) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy</p> <p>o) In light of the nearby incinerator and sewage treatment works ensure acceptable noise and odour standards can be met within homes and amenity areas, through the avoidance of noise sensitive areas and the preparation of comprehensive noise and odour impact assessments (in consultation with the utility provider) which inform layout decisions on this and the adjoining Redlands site;</p>	

Policy Number / name	Submission Local Plan with proposed modifications policy text	Screening Decision
	<p>p) Ensure, through the joint masterplanning with the adjacent Redlands allocation (Policy SS3.7), that development is brought forward in a co-ordinated manner.</p> <p>Development of this site will deliver homes and infrastructure in the period 2017/18 to 2024/25 <u>2018/19 to 2022/23</u>, in accordance with the requirement to maintain a five year supply of deliverable housing sites. The site boundary as defined on the Policies Map has capacity for approximately 900 dwellings. A potential later phase for 450 dwellings may be delivered beyond the Plan period.</p>	
Amended SS3.10 – Manydown	<p>Policy SS3.10 – Manydown, Basingstoke</p> <p>This 333 <u>290</u> hectare site lies to the west of Basingstoke and will deliver a high quality mixed-use development that will:</p> <ul style="list-style-type: none"> a) Provide for the phased delivery of approximately 3,400 dwellings; b) In addition to the mix of dwelling sizes and types, make provision for a proportion of self-build units and also, in conjunction with other sites, a permanent, pitch / plot provision to meet identified accommodation needs of Gypsies, Travellers and Travelling Showpeople in the borough, such needs being identified in the council’s Gypsy and Traveller Accommodation Assessment (and any updates); c) Include the provision of social and physical infrastructure, including community facilities, local shopping facilities, <u>healthcare facilities</u> and sports and leisure facilities including playing pitches <u>with an Infrastructure Delivery Strategy to demonstrate that the infrastructure requirements of the Manydown allocation have been comprehensively planned and will be met;</u> d) Phased provision of two primary schools (a two form entry and a three form entry) and also reserve land for the phased provision of a secondary school, if required; e) Include appropriate green space/green infrastructure, including allotments, to meet local needs in line with the council’s adopted standards, ensuring that all green space is provided on site, and provide links to assist in the delivery of green infrastructure networks within and adjoining the site; f) Make provision for a country park, as identified on the Policies Map, which is accessible to existing nearby residential areas; and g) Respond positively to the special characteristics and sensitivities of the landscape, including the setting of the North Wessex Downs Area of Outstanding Natural Beauty, and also the setting and form of existing development. Visual intrusion into the wider landscape should be limited; the design of outward facing edges of development should respect and enhance the adjacent countryside and opportunities should be taken to provide linkages to the existing landscape framework; 	This modified policy may be screened out as there is no likely significant effect arising on European sites.

Policy Number / name	Submission Local Plan with proposed modifications policy text	Screening Decision
	<p>h) Conserve and enhance the architectural and historic significance of the Worting Conservation Area with its listed buildings including Worting House, respecting their setting, and ensuring sufficient mitigation is put in place when required;</p> <p>i) Retain the separate identity and character of Worting and Wootton St Lawrence, and restrict coalescence between these villages and the new development and retain the separate identity and character of Winklebury, including conserving the ancient boundary of the Roman Road as a green boundary <u>Wootton St Lawrence and Oakley and restrict coalescence between the new development and these villages. The development will also retain the separate identity and character of Worting and Winklebury, including conserving the ancient boundary of the Roman Road as a green boundary.</u></p> <p>j) Provide for the retention and careful management of any important archaeological remains, within and adjacent to the site, in a manner appropriate to their significance;</p> <p>k) Avoid or mitigate the direct and indirect adverse impacts on key species and habitats, including rare arable flora and Sites of Importance for Nature Conservation within and adjacent to the site. Where this is proved not to be possible, mitigation and compensation for the loss will be required to ensure a net gain in biodiversity. Opportunities will be taken to secure the creation and management of linkages between existing woodlands;</p> <p>l) Include measures to mitigate the impact of development on the local road network including improvements to the A339, Roman Road (and associated road junctions), the B3400, and Pack Lane, <u>and the road through Wootton St Lawrence</u> with appropriate measures to maintain accessibility for existing residents and ensure safe and convenient access for all road-users;</p> <p>m) Include provision of a road through the land allocated for housing, from the A339 to the B3400, linking the proposed housing to the existing communities and to provide the ability to connect to potential future sites to the south, with the location <u>and design</u> of the road being determined through the master-planning process <u>to achieve the optimum balance between movement and place-shaping. Land shall be safeguarded for a potential future crossing of the railway. Regard shall be had to the optimum location for this road to cross the railway line(s).</u></p> <p>n) In undertaking the master-planning process, regard shall be had to the potential requirement for a Basingstoke western by-pass that would link the A339 to Junction 7 of the M3 motorway. Such a western by-pass would be to the outside of the land currently allocated for housing but the master planning process should have regard to the optimum point for such a western by-pass to cross the railway line(s) without prejudicing the delivery of the current proposed housing or the construction of the road connecting that housing.</p> <p>o) Evaluate a range of options during the detailed master-planning phase for providing access to Manydown which aid permeability to and from the site in a manner that ensures proper consideration is given to a range of matters (e.g. rat-running) which potentially affect the quality of</p>	

Policy Number / name	Submission Local Plan with proposed modifications policy text	Screening Decision
	<p>life for existing communities. In addition, there should be safe and convenient access from Winklebury by means of footpaths and cycle paths connecting to the Country Park.</p> <p>p) Include measures to improve accessibility by non-car transport modes including the provision of internal walking and <u>cycle cycling</u> routes linked to existing external routes, including the Public Rights of Way network <u>and the Strategic Cycle Network, with direct cycle access to the town centre and the</u> provision of public transport from the outset;</p> <p>q) Incorporate and/or promote renewable and low-carbon energy technologies;</p> <p>r) Ensure acceptable noise standards can be met within homes and amenity areas through suitable mitigation measures in light of the adjacent main roads and railway line;</p> <p>s) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy;</p> <p>t) Ensure that it does not prejudice the integration of future development at Manydown beyond the plan period. The policy map indicates the area subject to wider masterplanning.</p> <p>u) On the land south of the railway line and north of Pack Lane, development will be limited to a yield of <u>approximately up to</u> 300 units, unless workable transport mitigation measures can be demonstrated to support a higher yield.</p> <p>Development of this site will deliver homes and infrastructure in the period 2017/18 to 2028/29, in accordance with the requirement to maintain a five year supply of deliverable housing sites. Development will be informed through the preparation of a masterplan.</p>	
Amended SS3.11 – Basingstoke Golf Course	<p>Policy SS3.11 – Basingstoke Golf Course</p> <p>This <u>43.4 44.5</u> hectare site lies to the south west of Basingstoke <u>and</u> will deliver a high quality mixed-use development that will:</p> <p>a) Make provision for approximately 1,000 dwellings;</p> <p>b) In addition to the mix of dwelling sizes and types, make provision for a proportion of self-build units and also, in conjunction with other sites, a permanent, pitch/plot provision to meet identified accommodation needs of Gypsies, Travellers and Travelling Showpeople in the borough, such needs being identified in the council’s Gypsy and Traveller Accommodation Assessment (and any updates);</p> <p>c) Include the provision of social and physical infrastructure, including the provision of a community centre, local shopping facilities, and sports facilities including playing pitches <u>with adequate land to meet the outdoor sports needs of both this site and the development on Hounsome Fields with an Infrastructure Delivery Plan Strategy to demonstrate that the needs of the development sites in south-west Basingstoke have been comprehensively planned and will be met.</u></p>	This modified policy may be screened out as there is no likely significant effect arising on European sites.

Policy Number / name	Submission Local Plan with proposed modifications policy text	Screening Decision
	<p>d) Respond positively to the special characteristics and sensitivities of the landscape and respect its location, providing for integration with nearby residential areas;</p> <p>e) Avoid or mitigate direct and indirect adverse impacts on key species and habitats, including the adjacent Peak Copse Site of Importance for Nature Conservation through adequate buffering, ensuring the retention of key woodland areas and less managed grasslands and by mitigating and/or compensating any adverse impacts to ensure a net gain in biodiversity. Opportunities will be taken to create and enhance habitat connectivity between existing key habitats;</p> <p>f) Include measures to mitigate the impact of development on the local road network including improvements to the A30 corridor;</p> <p>g) Provide all-purpose vehicular accesses from both Winchester Road (A30) and Beggarwood Lane supported by emergency accesses, ensuring that the most appropriate location for access from the A30 is identified, taking into account the requirement to access Hounsome Fields (SS3.12);</p> <p>h) Prevent 'rat-running' through the site between Beggarwood Lane and Winchester Road (A30) by including measures and/or designing the road layout to discourage the passage of through traffic;</p> <p>i) Include measures to improve accessibility by non-car transport modes, including the provision of internal walking and cycling routes linked to existing external routes, the Public Rights of Way network, <u>and the Strategic Cycle Network, with direct access to the town centre, and facilitating improved access towards Dummer,</u> improving the links to the existing Winchester Road bus stops, and providing safe and convenient crossing points to facilities provided on Hounsome Fields (SS3.12);</p> <p><u>i)j) Ensure the provision of public transport from the outset.</u></p> <p>j) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy;</p> <p>k) Avoid development and points of access in the small area of the site within flood zone 2</p> <p>l) Include appropriate open space/green infrastructure, including allotments, to meet local needs in line with the council's adopted standards, providing links to the existing green <u>infrastructure</u> network;</p> <p>m) Ensure acceptable noise standards can be met within homes and amenity areas through suitable noise mitigation measures in light of the proximity of the site to the A30 and M3;</p> <p>n) Incorporate and/or promote renewable <u>and low carbon</u> energy technologies.</p> <p>o) Ensure, through joint masterplanning, <u>and joint infrastructure planning,</u> that it provides a comprehensive development with the Kennel Farm (policy SS3.2) and Hounsome Fields (policy SS3.12) allocations.</p> <p>Development on site will deliver homes in the period 2020/21 to 2028/29 <u>2020/21 to 2027/28</u>, in accordance with the requirement to maintain a five year supply of deliverable housing sites. Development will be informed through the preparation of a masterplan.</p>	

Policy Number / name	Submission Local Plan with proposed modifications policy text	Screening Decision
Amended SS3.12 – Hounsome Fields	<p>Policy SS3.12 – Hounsome Fields</p> <p>This 43 hectare site lies to the south west of Basingstoke and will deliver a high quality mixed-use development that will:</p> <ul style="list-style-type: none"> a) Make provision for approximately 750 dwellings; b) In addition to the mix of dwelling sizes and types, make provision for a proportion of self-build units and also, in conjunction with other sites, a permanent, pitch/plot provision to meet identified accommodation needs of Gypsies, Travellers and Travelling Showpeople in the borough, such needs being identified in the council’s Gypsy and Traveller Accommodation Assessment (and any updates); c) Include the provision of social and physical infrastructure, including the provision of a community centre, local shopping facilities, <u>indoor sports facilities including playing pitches, and</u> a three form entry primary school, <u>and early years facilities, with an Infrastructure Delivery Plan Strategy to demonstrate that the needs of the development sites in south-west Basingstoke, including outdoor sports, have been comprehensively planned and will be met.</u> d) Respond positively to the special characteristics and sensitivities of the landscape, ensuring that the density, heights and layout of buildings respond positively to the site and its setting, <u>create an attractive gateway into Basingstoke,</u> and minimise any visual impact; e) Include a robust landscape strategy that creates a strong defensible boundary between the site and open countryside, respecting the Roman Road as a landscape feature and existing hedgerows and woodlands. The layout should incorporate the existing landscape structure within the proposal, reinforcing and extending the existing green infrastructure network within the site, ensuring that links are made with the green infrastructure network outside the site; f) Avoid or mitigate direct and indirect adverse impacts on key species and habitats, including nearby Sites of Importance for Nature Conservation (SINCs) through adequate buffering, ensuring the retention of key woodland areas and by mitigating and/or compensating any adverse impacts to ensure a net gain in biodiversity. Opportunities will be taken to create and enhance habitat connectivity between existing key habitats; g) Conserve and enhance the architectural and historic significance of the Grade II listed Southwood Farmhouse and its setting, which lies close to the south western boundary of the site, subject to allowing a sufficient landscape buffer to preserve a sense of the rural setting and context of the listed building, and ensuring that adequate mitigation measures to protect its setting are put in place; h) Include measures to mitigate the impact of development on the local road network including 	This modified policy may be screened out as there is no likely significant effect arising on European sites.

Policy Number / name	Submission Local Plan with proposed modifications policy text	Screening Decision
	<p>improvements to the A30 corridor;</p> <p>i) Provide all-purpose vehicular accesses from the Winchester Road (A30) , ensuring that the most appropriate location for this is identified, taking into account the requirement to provide vehicular access to site SS3.11 (Basingstoke Golf Course);j)</p> <p>j) Include measures to improve accessibility by non-car transport modes, the ability to service the site by public transport and ensuring the external and internal connection of the site with existing cycle and pedestrian routes and including the provision of internal walking and cycling routes linked to existing external routes, and the Public Rights of Way network and the Strategic Cycle Network, with direct access to the town centre and facilitating improved access towards Dummer, improving the links to the existing Winchester Road bus stops and providing safe and convenient crossing points for the A30;</p> <p>j)i) Ensure the provision of public transport from the outset;</p> <p>k) Make provision for vehicular access requirements that may be needed to serve future development to the north-west of the site;</p> <p>l) Ensure adequate infrastructure is provided for sewerage (on and off site) and surface water drainage and produce a drainage strategy;</p> <p>m) Avoid development and points of access in the vicinity of the part of the site falling within flood zone 2;</p> <p>n) Include appropriate open space/green infrastructure, including allotments, to meet local needs in line with the council's adopted standards, providing links to the existing green infrastructure network;</p> <p>o) Ensure acceptable noise and air quality standards can be met within homes and amenity areas through suitable design and noise and air quality mitigation measures in light of the proximity of the site to the A30;</p> <p>p) Incorporate and/or promote renewable and low carbon energy technologies;</p> <p>q) Ensure that, through joint masterplanning and joint infrastructure planning that it provides for a comprehensive development with the Kennel Farm (policy SS3.2) and Basingstoke Golf Course (policy SS3.11) allocations.</p> <p>Development on site will deliver homes in the period 2017/18 to 2028/9 2017/18 to 2027/28, in accordance with the requirement to maintain a five year supply of deliverable housing sites.</p>	
Amended Policy SS4 – Ensuring a supply of deliverable sites	<p>Policy SS4 - Ensuring a supply of deliverable sites</p> <p>The delivery of residential development will be managed to ensure a five year supply of sites can be maintained over the plan period, with priority being given to development on appropriate brownfield sites.</p>	This modified policy is screened out as there is no likely significant effect arising on European sites. The policy could have a positive

Policy Number / name	Submission Local Plan with proposed modifications policy text	Screening Decision
	<p>In principle, development will come forward in accordance with the phasing set out in Policy SS3. A review of the Local Plan will be triggered if a future supply cannot be demonstrated.</p> <p>To take account of water quality matters in line with Policy EM6 and where monitoring indicates a likely deterioration in individual elements band status of the borough's water bodies, the council will resist granting further planning applications where this would <u>development proposals in affected areas will have to demonstrate that they would not</u> exacerbate such deterioration in the relevant catchment. Intervention mechanisms will be required to improve the quality of the relevant catchment prior to the release of any further allocated sites or granting planning permissions.</p>	<p>impact as it refers to water quality. Therefore new development that could adversely affect European sites through reduced water quality would not be permitted.</p>
Amended Policy SS5 – Neighbourhood Planning	<p>Policy SS5 – Neighbourhood Planning</p> <p>The council will support parish/town council and other representatives from local communities in non-parished areas, through the Neighbourhood Planning process.</p> <p>In the settlements listed below, it will be necessary to identify sites/opportunities to meet the following levels of development, generally in and around defined Settlement Policy Boundaries:</p> <ul style="list-style-type: none"> a) Bramley – approximately at least 200 homes b) Kingsclere – approximately at least 50 homes c) Oakley – approximately at least 150 homes d) Overton – approximately at least 150 homes e) Whitchurch – approximately at least 200 homes <p>A further 150 homes will need to be identified through neighbourhood plans/neighbourhood development orders <u>in areas outside of those listed above and it will be necessary to identify sites/opportunities to deliver at least 10 homes in and around each of the settlements with defined Settlement Policy Boundaries¹.</u></p> <p>The council will support the relevant parish/town council and other representatives from local communities to identify the most appropriate means of meeting this requirement, through Neighbourhood Planning, rural exceptions schemes, or a review of Settlement Policy Boundaries.</p> <p>The delivery of housing <u>which meets the requirements of this policy</u> will be monitored annually by the</p>	<p>This policy was identified as requiring further consideration as part of the likely significant effects test (see chapter 3.7 Habitats Regulations Screening Assessment April 2014).</p> <p>The modified policy allocates an 'as least' housing number to some settlements in the borough, however these locations are unlikely to lead to significant effects on European sites due to their locations (all of the defined settlements are more than 5km from European Protected sites).</p> <p>The policy also requires a further 150 homes to be identified through neighbourhood plans in other parts of the borough and this approach has the potential to impact upon European sites.</p> <p>However, sites that come forward for allocation through the</p>

¹ Excluding Basingstoke and Tadley.

Policy Number / name	Submission Local Plan with proposed modifications policy text	Screening Decision
	<p>council to ensure the housing requirement is met and the council reserves the right to identify opportunities to address any shortfall through the DPD process. For the five named settlements, if a neighbourhood plan/ neighbourhood development order (Regulation 16) has not been submitted by April 2017, the council will consider the need to allocate additional sites. If no opportunities have been identified by 2017 the council reserves the right to identify opportunities to address any shortfall through the DPD process.</p>	<p>Neighbourhood Planning process must be in conformity with the Local Plan which contains the following policies to mitigate any potential for adverse effects on the European Sites. An SEA also needs to be carried out on Plans where relevant:</p> <p>EM3 – Thames Basin Heaths SPA EM5 – Green Infrastructure EM6 – Water Quality EM9 – Sustainable Water Use EM12 – Pollution CN9 - Transport</p> <p>Following the further screening of this policy and the content of Chapters 4 to 11 Habitats Regulations Screening Assessment April 2014), the council concludes that an adequate policy framework exists to avoid or mitigate the likelihood of significant adverse effects on the European sites.</p>
<p>Amended Policy SS6 – New Housing in the Countryside</p>	<p>Policy SS6 – New Housing in the Countryside</p> <p>Development proposals for new housing outside of Settlement Policy Boundaries will only be permitted where they are:</p> <p>a) On ‘previously developed land’, provided that: i) They do not result in an isolated form of development; <u>and</u> ii) The site is not of high environmental value; and iii) The proposed use and scale of development is appropriate to the site’s context; or</p>	<p>This policy was identified as requiring further consideration as part of the likely significant effects test (see chapter 3.7 of the Habitats Regulations Screening Assessment).</p> <p>Whilst this modified policy seeks to restrict the development of new homes in the countryside, it does enable small scale residential development to occur.</p>

Policy Number / name	Submission Local Plan with proposed modifications policy text	Screening Decision
	<p>b) For a rural exception site for affordable housing; or</p> <p>c) For the re-use of a redundant or disused permanent building provided that the proposal:</p> <p>iv) Does not require substantial rebuilding, extension or alteration; <u>and</u></p> <p>v) Does not result in the requirement for another building to fulfil the function of the building being converted; and</p> <p>vi) Leads to an enhancement to the immediate setting; or</p> <p>d) For a replacement dwelling that is not temporary in nature, or an extension to an existing dwelling provided that:</p> <p>vii) The size of the proposal would be appropriate to the plot; and</p> <p>viii) It would not be significantly visually intrusive in the landscape; or</p> <p>e) <u>Small scale residential proposals of a scale and type that meet a locally agreed need have the support of the local parish council/town councils/parish meetings, provided that:</u></p> <p>ix) <u>It is well related to the existing settlement and would not result in an isolated form of development; and</u></p> <p>x) <u>The scale is appropriate to the site and location; The development will respect the qualities of the local landscape and be sympathetic to its character and visual quality; and</u></p> <p>xi) <u>The development will respect the local environment and amenities of neighbouring properties and relate to the character, form and appearance of surrounding development, and respect the amenities of the residents of neighbouring properties; and</u></p> <p>xii) <u>The development is well related to the existing settlement; or</u></p> <p>f) For a new dwelling linked to an existing and viable agricultural, forestry, horse breeding and training, livery or equivalent rural business, where it can be shown that:</p> <p>xiii) There is an essential need for the occupant to be on site at any time during any 24 hour period; <u>and</u></p> <p>xiv) No alternative suitable accommodation is available in the locality; and</p> <p>xv) The rural business linked to the proposed new building must have been viable for the previous three years; or</p> <p>g) <u>Allocated for development in a Neighbourhood Plan which has been 'made' by Basingstoke and Deane Borough Council.</u></p>	<p>However, the council considers that the following Local Plan policies would mitigate any potential for adverse effects:</p> <p>EM3 – Thames Basin Heaths SPA EM5 – Green Infrastructure EM6 – Water Quality EM9 – Sustainable Water Use EM12 – Pollution CN9 - Transport</p> <p>Following the further screening of this policy and the content of Chapters 4 to 11 Habitats Regulations Screening Assessment April 2014), we are confident that an adequate policy framework exists to avoid or mitigate the likelihood of significant adverse effects on the European sites.</p>
Amended Policy	Policy SS8 – Basing View	This modified policy is screened

Policy Number / name	Submission Local Plan with proposed modifications policy text	Screening Decision
SS8 – Basing View	<p>Basing View will be regenerated as a 21st century business park location and will be protected as a high quality strategic employment site for employment use (B1 class). <u>It and</u> will support the role of Basingstoke town by encouraging economic prosperity and inward investment.</p> <p>The regeneration of Basing View will fulfil its potential through a partnership approach and will seek to deliver the vision for the area. Development proposals will therefore be permitted which:</p> <ul style="list-style-type: none"> a) Establish Basing View as one of the borough’s primary focuses for employment through the provision of premier sustainable business facilities (B1 use); b) Support regeneration through the provision of complementary mixed uses² <u>such as retail, hotel(s), residential (including serviced apartments), education, medical facilities, leisure uses and restaurants;</u> c) Make efficient and effective use of under used/vacant land; d) Utilise sustainable design and construction methods and provide on-site low carbon energy generation where feasible and viable; e) Address the potential use of non-car modes to access the site and mitigate the increased use of the site on the wider highway network. e) <u>Deliver a total of approximately 300 dwellings at Basing View;</u> f) <u>Secure the provision of facilities for cyclists, pedestrians and public transport to access Basing View in a safe and convenient manner, including integration with the town centre and railway station and the necessary mitigation works for the wider highway network;</u> g) <u>Achieve a high standard of design and contribute towards the delivery of a high quality public realm.</u> <p><u>Development will be permitted in accordance with the following provisions for each sub area as shown on the Basing View Inset Map.</u></p> <p>i) <u>Area A (Downtown): the area will be developed for a mix of town centre uses including retail, residential and leisure uses, while retaining a strong office presence. Development should be in line with Policy EP3 which defines the western end of the site as falling within the town centre boundary. Development will be expected to be of high design quality to reinforce the area’s status as a gateway to Basing View and the town centre.</u></p>	<p>out as there is no likely significant effect arising on European sites.</p>

²~~Uses such as retail, hotel(s), residential (including serviced apartments), leisure uses and restaurants.~~

Policy Number / name	Submission Local Plan with proposed modifications policy text	Screening Decision
	<p><u>ii) Area B (Midtown): the area will be developed primarily for office uses and will include a hotel, small scale complementary retail, leisure and restaurant uses with a new urban open space in a central location to act as a focal point for the development.</u></p> <p><u>iii) Area C (Uptown): the area, which includes the Gresley Road triangle site, will be developed primarily for B1 uses but may include residential development and small scale complementary leisure, retail, restaurant, medical and educational use.</u></p>	
Amended Policy CN1 – Affordable Housing	<p>Policy CN1 – Affordable Housing</p> <p>The council will require 40% affordable housing on all market housing sites. On-site provision will be expected for 5 or more net residential units. In exceptional circumstances off-site provision or financial contributions of equivalent value will be accepted.</p> <p>Development proposals of less than 5 net residential units will be required to pay financial contributions of equivalent value towards the provision of affordable housing in the borough.</p> <p>The tenure split of affordable homes will be 70% rented and 30% intermediate products.</p> <p><u>15% of affordable homes should meet enhanced accessibility or adaptability standards to enable people to stay in their homes as their needs change.</u></p> <p>In seeking affordable housing provision the council will have regard to the current viability of developments including land values and other development costs.</p> <p>The applicant will be required to submit an open book viability assessment where schemes do not meet the above policy requirements. In such cases the council will commission an independent review of the viability study, for which the applicant will bear the cost. Such proposals will only be acceptable where the viability case is accepted by the local planning authority and the approach contributes towards creating mixed and balanced communities.</p>	Modified policy can be screened out – this is associated with affordable housing provision within housing mix, rather than quantity or location.
Amended Policy CN3 – Housing Mix for Market Housing	<p>Policy CN3 – Housing Mix for Market Housing</p> <p>Development will be permitted where the mix of market housing:</p> <p>a) includes a range of house type <u>and</u> size, price and tenure to address local requirements; and</p>	Modified policy can be screened out – this is associated with housing mix rather than quantity or location.

Policy Number / name	Submission Local Plan with proposed modifications policy text	Screening Decision
	<p>b) Is appropriate to the size, location and characteristics of the site; and c) Is appropriate to the established character and density of the neighbourhood; and d) Provides <u>15% accessible and adaptable homes housing</u> to enable people to stay in their homes as their needs change.</p> <p>Development proposals will be required to provide evidence, proportionate to the scale of development proposed, to justify the mix of housing proposed.</p>	
<p>Amended Policy CN4 – Housing for older people/ Specialist Housing</p>	<p>Policy CN4 - Housing for older people / Specialist housing</p> <p>Proposals for housing specifically designed to meet the identified needs of older people or specialist accommodation (including for people with support needs) will be permitted where:</p> <p>i) they meet a proven identified need; and ii) the location is appropriate in terms of access to facilities, services and public transport; and iii) a range of tenures are provided.</p> <p>Where there is evidence of an identified unmet need in the local area <u>and the location is appropriate in terms of access to facilities, services and public transport</u>, larger scale new residential developments should incorporate specially designed housing/specialist accommodation, in line with the above criteria, to meet the needs of older people and people with support needs.</p> <p><u>The council will require affordable housing on all such developments that fall within Use Class C3, in accordance with Policy CN1 (Affordable Housing). Where it can be demonstrated that it would not be possible to provide affordable accommodation on-site, developers will be required to pay a financial contribution of equivalent value towards the provision of affordable housing.</u></p>	<p>This policy was identified as requiring further consideration as part of the likely significant effects test (see chapter 3.7 Habitats Regulations Screening Assessment April 2014).</p> <p>The modified policy permits proposals for housing specifically designed to meet the identified needs of older people or specialist accommodation (including for people with support needs). These proposals have the potential to impact upon European sites.</p> <p>However, sites that come forward must be in conformity with the Local Plan which contains the following policies to mitigate any potential for adverse effects on the European Sites:</p> <p>EM5 – Green Infrastructure EM6 – Water Quality EM9 – Sustainable Water Use EM12 – Pollution CN9 - Transport</p> <p>Following the further screening of this policy and the content of</p>

Policy Number / name	Submission Local Plan with proposed modifications policy text	Screening Decision
		Chapters 4 to 11 Habitats Regulations Screening Assessment April 2014, the council concludes that an adequate policy framework exists to avoid or mitigate the likelihood of significant adverse effects on the European sites.
Amended CN5 – Gypsies, Travellers and Travelling Show People	<p>Policy CN5 – Gypsies, Travellers and Travelling Show People</p> <p>The council will make provision for 16 additional gypsy and traveller pitches and 3 temporary stopping places allocate permanent, temporary and transit pitch/plot provision to meet the accommodation needs of Gypsies, Travellers and Travelling Showpeople in the borough, as indicated in the most recent Gypsy and Traveller Accommodation Assessment.</p> <p>The council will meet the identified need for Gypsies, Travellers and Travelling Showpeople through the provision of plots and / or pitches as part of Greenfield allocations as set out in policies SS3.9, SS3.10, SS3.11 and SS3.12.</p> <p>If planning proposals for accommodation sites for Gypsies, Travellers and Travelling Showpeople are received for sites other than those set out in policies SS3.9, SS3.10, SS3.11 and SS3.12, they will only be permitted where:</p> <ul style="list-style-type: none"> a) There is an identified need for the pitch provision; b) There is no adverse impact upon local amenity and the natural and historic environment; c) The site is located within a reasonable distance of local services with capacity, including education establishments, health and welfare services, shops and community facilities; d) There is safe and reasonable access to the highway, public transport services and sustainable transport options; e) Adequate on-site facilities are provided for parking, storage, play and residential amenity and appropriate essential services; f) The potential for a mix of uses on the site has been demonstrated, where required; and g) The potential for successful integration between travelling and settled communities has been demonstrated. <p>Planning permission will not be granted for the replacement of lawful Gypsies, Travellers and Travelling</p>	<p>This policy was identified as requiring further consideration as part of the likely significant effects test (see chapter 3.7 of Habitats Regulations Screening Assessment April 2014).</p> <p>Whilst the policy allocates greenfield sites for Gypsies, Travellers and Travelling Showpeople in the borough, which would result in no significant effects on European Sites, the policy also provides a framework for determining planning applications for additional pitches and plots in other areas.</p> <p>However, the policy contains a number of criteria which need to be met. These will direct such development towards the larger settlements, which are less likely to impact upon the European sites due to their location.</p> <p>If sites were to come forward in areas that could impact upon European sites, the following Local Plan policies would mitigate</p>

Policy Number / name	Submission Local Plan with proposed modifications policy text	Screening Decision
	<p>Showpeople sites by permanent dwellings or other uses unless it can be clearly demonstrated to the satisfaction of the local planning authority that there is no genuine need or likely future need for Gypsies, Travellers and Travelling Showpeople sites in the locality and other planning policy requirements are met.</p>	<p>any potential for adverse effects:</p> <p>EM3 – Thames Basin Heaths SPA EM5 – Green Infrastructure EM6 – Water Quality EM9 – Sustainable Water Use EM12 - Pollution CN89– Transport</p> <p>Following the further screening of this policy and the content of Chapters 4 to 11 Habitats Regulations Screening Assessment April 2014, the council concludes that an adequate policy framework exists to avoid or mitigate the likelihood of significant adverse effects on the European sites.</p>
<p>Amended Policy CN6 – Infrastructure</p>	<p>Policy CN6 – Infrastructure</p> <p>New development will be required to provide and contribute towards the provision of additional services, facilities and infrastructure at a rate, scale and pace to meet the needs and requirements that are expected to arise from that development.</p> <p>Therefore, development proposals will be permitted where it can be clearly demonstrated that infrastructure can be provided and phased to support the requirements of proposed development.</p> <p>Infrastructure provision or improvements should be provided on-site as an integral part of a development. Contributions towards infrastructure provision and improvements, as set out in the council's Charging Schedule will be secured through the Community Infrastructure Levy (CIL). Site specific mitigation measures will be secured by planning obligations.</p> <p>Where off-site measures are proposed they should meet identified needs, and the Community Infrastructure Levy (CIL) will be the primary mechanism to secure the necessary financial or equivalent contribution from development. Site specific mitigation measures will be secured by planning obligations.</p>	<p>Screened out – this modified policy is associated with timely delivery of infrastructure rather than promoting development that could lead to adverse effects on European sites.</p>

Policy Number / name	Submission Local Plan with proposed modifications policy text	Screening Decision
	<p>New infrastructure should be provided prior to occupation of the development, or in larger schemes, prior to the occupation of the phase of the development for which it is needed. This will be secured by appropriate planning conditions, S106 planning obligations including bonds and the council's procedures with respect to the use of CIL revenue.</p> <p>The requirements for strategic and local infrastructure are set out in the council's Infrastructure Delivery Plan (IDP), and Supplementary Planning Documents. This will also include development briefs and masterplans associated with allocated sites. A summary of green space, sport and recreation standards applied on development are set out in Appendix 4.</p>	
Amended Policy CN9 – Transport	<p>Policy CN9 – Transport</p> <p><u>The council will work in partnership to promote a safe, efficient and convenient transport system which will:</u></p> <ul style="list-style-type: none"> a) <u>Build on the borough's strategic location, through improvements to strategic road and rail connections to the wider area;</u> b) <u>Promote transport choice, through improvements to public transport services and supporting infrastructure, and providing coherent and direct cycling and walking networks to provide a genuine alternative to the car and facilitate a modal shift;</u> c) <u>Improve access to Basingstoke town centre and rail station by all modes of transport and ensure good integration between transport modes;</u> d) <u>Manage congestion and provide for consistent journey times; and</u> e) <u>Promote and improve safety, security and healthy lifestyles.</u> <p>Development should seek to minimise the need to travel, promote opportunities for sustainable transport modes, improve accessibility to service and support the transition to a low carbon future.</p> <p>Development proposals will be permitted that:</p> <ul style="list-style-type: none"> f) Integrate into existing movement networks; g) Provide safe, suitable and convenient access for all potential users; h) Provide an on-site movement layout compatible for all potential users with appropriate parking and servicing provision; and i) Do not result in inappropriate traffic generation or compromise highway safety. <p>Development proposals that generate significant amounts of movement must be supported by a Transport</p>	<p>This modified policy has been screened out as it seeks to encourage modal shift towards more sustainable modes and reduce types and volumes of travel that contribute to air pollution which can have a negative impact upon European sites.</p>

Policy Number / name	Submission Local Plan with proposed modifications policy text	Screening Decision
	<p>Statement or Transport Assessment and will normally be required to provide a Travel Plan³.</p> <p>Development should be of high quality, sustainable in design, construction and layout, offering maximum flexibility in the choice of travel modes, including walking and cycling, and with accessibility for all potential users⁴. Development will be permitted where it:</p> <ul style="list-style-type: none"> j) Does not have a severe impact on the operation, safety or accessibility to the local or strategic highway networks; k) Mitigates impacts on the local or strategic highway networks, arising from the development itself or the cumulative effects of development, through the provision of, or contributions towards, necessary and relevant transport improvements, including those secured by legal agreements or through the Community Infrastructure Levy; l) Protects and where possible enhance access to public rights of way; m) Provides appropriate parking provision, in terms of amount, design and layout, in accordance with the adopted Parking Standards; n) Provides appropriate waste and recycling storage areas and accessible collection points for refuse vehicles, in accordance with the Design and Sustainability SPD; and o) Ensures that all development proposals provide a co-ordinated and comprehensive scheme that does not prejudice the future development or design of suitable adjoining sites. 	
Amended Policy EM8 – Commercial Renewable/ Low Carbon Energy Generation	<p>Policy EM8 – Commercial Renewable/Low Carbon Energy Generation</p> <p>Development proposals for the commercial generation of energy from renewable and low carbon resources (<u>excluding wind turbines</u>) will be permitted unless there are adverse environmental, economic or social impacts, including any long-term and cumulative adverse impacts which are not outweighed by the benefits.</p> <p>This includes development and the use of renewable/low carbon energy which will contribute towards the delivery of the Energy Opportunities Plan⁵ (and any subsequent updates).</p> <p>Impacts include air quality and emissions, biodiversity and geological conservation, high grade agricultural land, flood risk, the historic environment including heritage assets, the landscape and visual appearance,</p>	This modified policy is concerned with promoting the use of renewable energy / low carbon technologies (excluding wind turbines) and has therefore been screened out.

³ Refer to guidance of Transport Assessment; Department for Transport, March 2007.

⁴ Department for Transport Manual for Streets, and Hampshire County Council Companion Document to Manual for Streets.

⁵ Energy Opportunities Plan, as set out in the North Hampshire Renewable Energy and Low Carbon Development Study (2010)

Policy Number / name	Submission Local Plan with proposed modifications policy text	Screening Decision
	<p>traffic generation, the local highway network and water quality. Impacts also take into account the use of Greenfield land versus previously developed land.</p> <p>The council will take a strategic view of applications, to avoid clusters where inappropriate.</p> <p>Proposals will need to demonstrate their links to the existing infrastructure, such as the road network or national grid.</p>	
Amended Policy EM9 – Sustainable Water Use	<p>Policy EM9 – Sustainable Water Use</p> <p>Development will be permitted provided that:</p> <p>a) New homes (including replacement dwellings) achieve at least level 4²⁶ of the Code for Sustainable Homes in terms of indoor water consumption meet a water efficiency standard of 110 litres or less per person per day;</p> <p>b) New homes (including replacement dwellings) achieve the Code for Sustainable Homes credit for external water use²⁷;</p> <p>e) <u>b)</u> New non-residential development of 1000sqm gross floor area or more meet the BREEAM 'excellent' standards for water consumption.</p> <p>The above applies unless it can be clearly demonstrated that it would not be feasible on technical or viability grounds.</p> <p>Compliance with this policy <u>the BREEAM requirement</u> will require need to be demonstrated through the submission of final CSH certificates and a post construction BREEAM certificates as appropriate.</p> <p>Where new national standards exceed those set out above, the national standards will take precedence.</p>	This modified policy is concerned with reducing water use (consumption) and is screened out as there is no likely significant effect arising on European sites.
Amended EP1 – Economic Growth and Investment	<p>Policy EP1 – Economic Growth and Investment</p> <p>Within the period 2011-2029, the Local plan will aim to support the creation of between 450-700 jobs per annum (8,100-12,600 during the plan period).</p> <p>Inward investment and the growth and retention of existing business will be enabled by:</p>	This policy was identified as requiring further consideration as part of the likely significant effects test (see chapter 3.7 Habitats Regulations Screening Assessment April 2014).

Policy Number / name	Submission Local Plan with proposed modifications policy text	Screening Decision
	<p>a) Protecting strategic employment sites for employment use (B-class) and enabling the regeneration / redevelopment of these sites for employment uses;</p> <p>b) Allocating a new employment site or sites for industrial, storage and distribution uses in a subsequent Development Plan Document;</p> <p>c) Permitting employment uses at the strategic housing sites detailed in Policies SS3.10 and 3.11 where the employment use is of a scale and type appropriate to the sites location and where they will contribute to the creation of a sustainable mixed use community</p> <p>Opportunities to develop the following key employment sectors will be supported:</p> <p>d) Specialist / advanced manufacturing (including research and development)</p> <p>e) Financial and business services in Basingstoke town centre and the established office locations of Basing View, Chineham Business Park (including Hampshire International Business Park) and Viables.</p> <p>f) <u>Storage and distribution</u> Distribution and logistics in suitable locations.</p> <p><u>Development proposals for storage and distribution floorspace, outside of the existing Strategic Employment Areas, which come forward in advance of a subsequent DPD, will be permitted which are:</u></p> <p><u>g) Able to successfully mitigate the landscape impact, which will include the provision of sufficient space for appropriate soft landscaping/green infrastructure, appropriate location of development within the site, and utilise a design, and layout of built form and use of materials in order to ensure that any landscape impacts are minimised;</u></p> <p><u>h) Compatible with any neighbouring uses, including residential properties;</u></p> <p><u>i) For the provision of high quality floorspace;</u></p> <p><u>j) Well related to the strategic road network and easily accessible for HGV's;</u></p> <p><u>k) Capable of being provided without having a severe highways impact;</u></p> <p><u>l) Able to successfully mitigate the impact of the development on the character of nearby settlements; and</u></p> <p><u>m) Able to demonstrate there is a proven need for the floorspace proposed.</u></p>	<p>The modified policy permits development proposals for storage and distribution floorspace, outside of the existing Strategic Employment Areas, which come forward in advance of a subsequent DPD subject to meeting the policy criteria. These proposals have the potential to impact upon the European sites.</p> <p>However, sites that come forward must be in conformity with the Local Plan which contains the following policies to mitigate any potential for adverse effects on the European Sites:</p> <p>EM5 – Green Infrastructure EM6 – Water Quality EM9 – Sustainable Water Use EM12 – Pollution CN9 - Transport</p> <p>Following the further screening of this policy and the content of Chapters 4 to 11 Habitats Regulations Screening Assessment April 2014, the council concludes that an adequate policy framework exists to avoid or mitigate the likelihood of significant adverse effects on the European sites.</p>
Amended Policy EP4 – Rural Economy	<p>Policy EP4 – Rural Economy</p> <p>To support the rural economy, development proposals for economic uses in the countryside will be</p>	<p>This policy is screened out as there is no likely significant effect arising on European sites.</p>

Policy Number / name	Submission Local Plan with proposed modifications policy text	Screening Decision
	<p>permitted where they:</p> <ul style="list-style-type: none"> a) Are on previously developed land; or b) Are for a change of use or conversion of a suitable permanent building; or c) Are for a replacement building that is not temporary in nature or for an extension to an existing building, provided that the proposal should not require substantial rebuilding, extension or alteration, and should not result in the requirement for another building to fulfil the function of the building being converted <u>or replaced</u>; or d) Enable the continuing sustainability or expansion of a business or enterprise, including development where it supports a farm diversification scheme and the main agricultural enterprise. e) <u>Are for a small-scale new business, provided it is not in an isolated location.</u> <p>All development proposals must be <u>well designed and</u> of a use and scale that is appropriate to the site and location when considering:</p> <ul style="list-style-type: none"> f) landscape, heritage and environmental impacts; g) the accessibility of the site; h) the impacts on the local highway network including the type of traffic generated, the appropriateness for the rural roads and the impact on their character; and i) the need for residential accommodation on site. <p>Development proposals that result in an increase in HGVs on C and U roads, or a significant increase in other traffic on C and U roads will generally not be permitted.</p>	